

<b>Project Name and Location:</b>	<b>Oak Knoll Mixed Use Community Plan Project</b> , located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard, bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 {roadway easement), 043A-4675-003- 30 (roadway easement) 048-6865-002-01, and 043A-4675-74-01.
<b>Proposal:</b>	Master Planned community on approximately 188 acres consisting of 935 residences, 72,000 square feet of neighborhood commercial, 14,000 square feet of civic use (relocated historic Club Knoll building as a community center), open space, creek restoration and trails.
<b>Applicant/Owner:</b>	Oak Knoll Venture Acquisitions LLC, c/o Suncal, Sam Veltri (949) 777-4000
<b>Case File Numbers:</b>	PLN15378; PLN15378-ER01; PLN15378-PUDF01; PLN15378-PUDF02; CP15032; TTM8320
<b>Planning Permits Required:</b>	Rezoning, Planned Unit Development permit (Preliminary Development Plan for the entire site and Final Development Plans for the Master Plan Improvements and for the relocation and rehabilitation of Club Knoll), Design Review; Creek Permit, Development Agreement and a Vesting Tentative Tract Map.
<b>General Plan:</b>	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
<b>Zoning:</b>	<b>Current:</b> RH-3 Hillside Residential Zone-3, and RH-4 Hillside Residential Zone -4 <b>Proposed:</b> Oak Knoll District Zoning
<b>Environmental Determination:</b>	A Draft Supplemental Environmental Impact Report (SEIR) was published for a 45-day review period from August 29, 2016 to October 12, 2016. The Response to Comments/Final SEIR was published on April 27, 2017.
<b>Historic Status:</b>	The existing Club Knoll building on the Project site is an historic resource under CEQA, listed on the Local Register, Oakland Cultural Heritage Survey rating of B+3, eligible for Landmark status with an A rating, and placed on the Preservation Study List as a Designated Historic Property.
<b>Service Delivery District:</b>	District 4
<b>City Council District:</b>	District 7
<b>Action to be Taken:</b>	Receive public comments, and provide Landmarks Preservation Advisory Board recommendation to the Planning Commission, and subsequently to the City Council, on the cultural resource-related design (including the Final Development Plans for the relocation and rehabilitation of Club Knoll) and environmental review issues associated with the Project.
<b>For Further Information:</b>	Contact case planner <b>Scott Gregory</b> , Contract Planner at (510) 535-6671 or by e-mail at <a href="mailto:sgregory@lamphier-gregory.com">sgregory@lamphier-gregory.com</a>

**SUMMARY**

The Suncal (the Project Applicant) is seeking to develop the 183-acre former U.S. Navy Medical Center (NMCO) medical facility also known as Oak Knoll with 935 residential units, 72,000

square feet of primarily neighborhood-serving commercial uses within a Village Center, and a combination of commercial (10,000 square feet) and civic (4,000 square feet) uses within a relocated Club Knoll building. The remainder of the site would consist of parks, open space and streets. As part of the proposed development, Suncal is requesting a number of land use entitlements including a rezoning, Planned Unit Development (PUD) permit, Preliminary Development Plan (PDP) for the overall Project, Final Development Plans (FDP) for those major “backbone infrastructure” improvements to be completed by Suncal as Master Developer, FDP for the relocation and rehabilitation of the Club Knoll building (a CEQA-qualified historic resource), a Vesting Tentative Tract Map (VTM), and other permits and/or approvals.

The City is the Lead Agency for this Project pursuant to the California Environmental Quality Act (CEQA), and has the responsibility to prepare the Environmental Impact Report (EIR) for the Project. The Oakland City Council previously certified a 1998 Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan that pertained to this site. The City determined that preparation of a Supplemental EIR (SEIR), supplementing the 1998 EIR/EIS is appropriate because the currently proposed Oak Knoll Project may result in new or substantially more severe impacts than identified in the 1998 EIS/EIR. The City issued a Notice of Preparation (NOP) to prepare the SEIR on March 20, 2014, and held public scoping sessions before the Landmarks Preservation Advisory Board (LPAB) on April 13, 2015, and before the City of Oakland Planning Commission on April 15, 2015. The City prepared and released the Draft SEIR on August 29, 2016 beginning a 45-day public comment period. The City held public hearings on the Draft SEIR before the LPAB on September 12, 2016, before the Bicycle and Pedestrian Advisory Commission (BPAC) on September 17, 2016 and before the Planning Commission on October 5, 2016. The public review and comment period ended on October 12, 2016. The City published a Response to Comments/Final SEIR, responding to the comments received on the Draft SEIR, on April 27, 2017.

The purpose of this meeting is to receive any remaining public testimony concerning cultural resource-related design and environmental review issues associated with the Project, including the FDP for the relocation of Club Knoll. Staff has prepared recommended actions for the LPAB to review and consider, including:

- (1) Recommending to the Planning Commission, and subsequently to the Oakland City Council, certification of the SEIR sections related to cultural resources.
- (2) Recommending to the Planning Commission and subsequently the Oakland City Council, approval of the PUD permit, PDP for the entire Project site, and other permits noted in this report, specifically pertaining to historic and cultural resources.
- (3) Recommending to the Planning Commission and subsequently the Oakland City Council, approval of the Final Development Plan for Relocation and Rehabilitation of Club Knoll, subject to conditions including the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP), and other requirements and findings contained in this staff report related to cultural resources.



## BACKGROUND

The Oak Knoll Project site includes the majority of the 183-acre former U.S. Navy Medical Center, Oakland (NMCO) medical facility. The NMCO was declared surplus military property and decommissioned in 1995. Planning for the reuse and redevelopment of the NMCO site began in the mid-1990s pursuant to federal military base reuse procedures, and a Reuse Plan for the NMCO was prepared in 1996. The U.S. Department of the Navy and the City of Oakland prepared a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Oak Knoll Naval Medical Center Oakland in 1998. The City of Oakland certified the 1998 EIS/EIR and adopted the Reuse Plan in July 1998, and the U.S. Navy used the certified environmental document in its preparation of a Final Finding of Suitability to Transfer (FOST) the property to the Oakland Base Reuse Authority in 1999.

With exception of two separate private parcels now occupied by the Sea West Credit Union and Seneca School (not a part of the Project), 165 acres of the former NMCO is now owned by Suncal. Suncal previously proposed a Mixed Use Community Plan for Oak Knoll, pursuant to the approved NMCO Reuse Plan. That prior 2006 proposal was analyzed in a 2008 Draft SEIR. Funding support for the 2006 Plan was withdrawn with the collapse of major financial institutions in the late 2000s. The City did not finalize or certify the 2008 Draft SEIR, and did not consider adoption or approval of the Oak Knoll Community Plan.

In 2014-15, Suncal re-initiated the planning and environmental review process for the Oak Knoll site with an updated Master Plan. This updated Master Plan is similar to the prior 2006-08 Plan, but with significant differences that now include preservation of upper portions of the highest ridgelines of the site (known as the Knoll) as open space, and preservation and relocation of the historic Club Knoll building.

## SITE DESCRIPTION

In addition to the approximately 165 acres of the former Oak Knoll NMCO, the Oak Knoll Project site now also includes approximately 15 acres of adjacent and undeveloped property, approximately 8 acres of City-owned property, and approximately 3 acres of EBMUD property along Keller Avenue, for a total of approximately 191 acres (see **Attachment A**).

All structures within the former NMCO have been demolished with the exception of the Sea West and Seneca facilities and Club Knoll.

The Oak Knoll Project site is located in a largely residential setting in the southeast Oakland hills immediately east of I-580. Mountain Boulevard and I-580 bound the site to the west, Keller Avenue to the north and east, and Sequoya Road and existing neighborhoods to the south. Other immediate neighbors include the Sequoyah Community Church and the small commercial center of Ridgmont Plaza (both located between the Project site and Keller Avenue), and the Leona Regional Open Space to the northeast.

### Club Knoll

Club Knoll was built in 1924 as the Oak Knoll Country Club and Golf Course clubhouse, and later used as a restaurant and Officer's Club by the US Navy until its decommission in 1996. Studies

referenced in the Project's SEIR confirm that Club Knoll is the only surviving part of the former golf course use on the Oak Knoll site, and the only remaining building of historic significance. The Club Knoll building is a locally designated historic resource, assigned a "B" rating under the Oakland Cultural Heritage Survey (OCHS), indicating that it is of major importance in the City's five-tier rating system and eligible for listing as a local Landmark. In 1995, the LPAB determined that Club Knoll was eligible for Landmark status, assigned it an "A" rating and placed Club Knoll on the City of Oakland's Preservation Study List. The "A" rating indicated that it is of highest importance and eligible for listing as a local Landmark. The structure was automatically listed on the City of Oakland's Local Register at that time. The 1995 evaluation identified Club Knoll's associated garage as a 1942 addition that was part of the change in Club Knoll's historic setting over time, but did not include the garage in Club Knoll's Local Register status. Club Knoll has also been found eligible for inclusion on the California Register of Historic Resources (CRHR), based on Page & Turnbull (2006) and Carey & Company (2016) reports.

The primary criterion for recognizing Club Knoll as a historic resource is its architectural design. The structure is an excellent example of Spanish Colonial Revival architecture. It is a two-story building with a three-story bell tower, with stucco walls, Spanish tile roofing and a walled courtyard entry. This architectural style was popular during the 1920s when the Oak Knoll Golf Course and Country Club was developed. The 2016 Carey & Company report identifies each of character-defining features of the Club Knoll building, including those in the exterior and those on the interior of the building. Character-defining elements of the Club Knoll building include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Furthermore, Club Knoll is the only remaining on-site building associated with Oakland's past military history.

Page & Turnbull (1994) determined that the only resource having historical value on the Project site was the Club Knoll building. Page & Turnbull (2006) also concluded that the overall Oak Knoll Naval Medical Center Oakland (NMCO) property did not retain sufficient historical integrity to be considered a potential historic district, and did not qualify for listing as a federal, state or local historic district or cultural landscape. By 2011, nearly all of the World War II-era hospital and community buildings associated with the former NMCO were demolished. No standing buildings or structures on the Project site (not including the Sea West and Seneca facilities) are now left, other than Club Knoll and its associated, but not historic, garage.

## **PROPOSED PROJECT DESCRIPTION**

Sections 17.140 and 17.142 of the City of Oakland Planning Code include regulations that govern PUDs. The purpose of these regulations are to encourage comprehensive planning of larger tracts of land, to provide flexibility in the application of certain regulations, and to promote creation of attractive, healthful, efficient and stable environments for living, shopping or working. These PUD regulations are applicable and appropriate for master planning development of this large site. Suncal intends to serve as Master Developer for the Oak Knoll Project, and has requested a PUD permit that establishes a comprehensive plan for the entire site.

### **Preliminary Development Plan**

All applications for a PUD must include a PDP of the entire development showing relevant information that clearly establishes the scale, character and relationship of buildings, streets and

open spaces. The Oak Knoll PDP provides for development of 935 residential units, 72,000 square feet of primarily neighborhood-serving commercial uses, and approximately 14,000 square feet of combined commercial and civic uses within the relocated Club Knoll building. The remainder of the site will consist of parks, open space and streets serving these internal land uses. Other components of the proposed Oak Knoll PDP include approximately 85 acres of permanent open space, inclusive of many of the more sensitive areas of the site and areas for active and passive parks, creek habitat and visual buffers providing separation between neighborhoods. Trails, paths and streets provide connections between open space and neighborhoods. The Project includes a system of complete streets that provides access for transit, bicycling and walking, and allows motorists to move safely within the site. The complete street network also includes trees and landscape for shade, aesthetics and stormwater treatment. The style of proposed residential architecture at the Project includes Arts and Crafts, Mediterranean and Californian (including California modern/mid-century modern, and California contemporary). Design Guidelines provide design principles that future builders must adhere to, and FDP submitted by future builders must demonstrate substantial consistency with these design principles. Design concepts for the Retail Village area provide a modestly sized retail center for the community, inclusive of uses such as a grocery, restaurants and banking. The Retail Village area is envisioned as a cluster of buildings at varying scales, fronting onto a Main Street and plaza, with an urban character.

### Club Knoll

Suncal has re-considered their 2015 proposal to demolish the historic Club Knoll building, and the Oak Knoll PDP now shows their intention to relocate and restore the Club Knoll building as a community center with additional commercial space for the overall Project. Club Knoll's main hall, dining hall, lobby/mezzanine areas, building wings, courtyard and cupola are all to be relocated. The components of the building proposed for demolition includes the basement and the additional third wing, which was used for administrative/office purposes. The garage, which is not considered a historic resource, is also proposed to be demolished.

The relocated and rehabilitated Club Knoll building will provide space for approximately 4,000 square feet of community use such as Homeowner Association (HOA) offices and activities, and approximately 10,000 square feet of other as-yet un-programmed accessory commercial uses per the proposed Rezoning as discussed later in the report. The large rooms within the building may provide space for programmed activities such as meetings, events and social activities, and/or space made available on rental basis for weddings and Bar Mitzvahs. Outdoor activities and uses at the community center may include events and dining in a picnic/patio space, seating areas and potential public art locations. An active community park is also proposed at the Community Center site, near the relocated and restored Club Knoll. **Attachment B** (Figure 9 from the PDP) illustrates Suncal's proposal to relocate and rehabilitate Club Knoll, and provides a concept site plan and aerial illustrations of the building.

### **Club Knoll Final Development Plan**

The FDP for relocation and rehabilitation of Club Knoll has been prepared in accordance with Oakland Municipal Code section 17.140.040, demonstrating the required "ultimate appearance and operation" of the building at its new site.

The Club Knoll FDP (see **Attachment C**) includes photographs of the existing building that illustrate its current condition. It also includes a grading plan for the relocation consistent with the Master Developer FDP improvements and VTM; a site plan that shows the orientation of the relocated building with its “front” facing out onto a large landscaped open space area and restored creek; and the courtyard facing Creekside Parkway. Floor plans, building sections and elevations of the restored building, as well as a materials board, landscape plan and landscape planting palette are also included. The FDP illustrates the proposed relocation methodology of segmenting the building into movable pieces and replacing these building segments onto a new steel skeleton frame as well as the proposed travel route for hauling the building segments. Finally, view studies of the exterior and interior of the completed building are provided.

Elements of the FDP that are new or different from the prior preliminary FDP that the LPAB previously reviewed at its meeting in November 2016 include the following.

#### Relocation and Replacement Matrix

A matrix (see separate **Attachment D**) has been added to the FDP that 1) identifies each of the Club Knoll’s constituent building parts (especially those character-defining elements of the building that express its historic significance); 2) an estimate of the extent to which these parts remain intact on the current building; 3) the relative percent of these parts that are to be relocated and are expected to remain intact after the move; 4) the relative percent of these building parts that are expected to need replacement due to damage (either existing damage or possible damage during the move), and 5) the relative percent of those parts that are currently missing and will need to be replaced with new systems or parts.

- The matrix makes clear that none of the current building’s mechanical, electrical, sprinkler or plumbing systems are intended to be relocated, and instead will be all new, code-compliant systems within the new building.
- The matrix also demonstrates that a large majority of the historic character-defining elements of the building (railings, doors, windows, tiles, fireplace, roof trusses, plaster columns, etc.) do currently exist, will be relocated, and are expected to remain intact after the move.
- The key exceptions to replacement or rehabilitation are the significantly deteriorated interior plaster and decorative stucco (which contains asbestos), and the majority of missing interior and exterior pieces of hardware.

The Club Knoll FDP’s matrix also indicates that salvaged parts will be cleaned and/or refinished by personnel that have appropriate expertise, missing mechanical parts (i.e., light fixtures and hardware) will be purchased from manufacturers that have products that match existing styles, and missing parts will be fabricated locally, to the extent that local vendors that have appropriate expertise.

#### Front Staircase

Prior versions of the proposed FDP showed a new staircase at the front of the relocated Club Knoll building that was a rigid, winged staircase specifically not designed to suggest an artificially historic design. The current plans now include relocation of as much of the current round staircase as possible, with replication of the rounded design in the finished product.

### Landscape and Parking

Under the current FDP design, all parking associated with the relocated Club Knoll building is shifted to the sides of the building, with no parking between Creekside Parkway and the courtyard. Additionally, a detailed landscape plan has been added to the FDP that illustrates how the landscaping will further accentuate the building while helping to blend in with its surroundings. Several large oak trees are to be relocated from elsewhere on the Project site to the Club Knoll site.

### **Other Requested Entitlements and Permits**

In addition to the PUD permit, PDP approval and FDP for Club Knoll, the Applicant is also requesting a number of additional entitlements and permits at this time. These include, but are not limited to:

- An Master FDP for the Master Developer's proposed "back-bone" improvements and site preparation activities necessary to ready the site for the future Oak Knoll Project;
- A Rezoning of the entire Oak Knoll site with unique, Oak Knoll-specific zoning districts consistent with the Project's proposed land use plan;
- A VTM to create up to 416 separate parcels throughout the Oak Knoll site;
- A Creek Permit to permit significant reconstruction and rehabilitation of Rifle Range and Powerhouse Creeks through the Oak Knoll site; and
- Tree Permits for tree removal and preservation throughout the Oak Knoll site with replacement tree plantings based on applicable replacement ratios.

As Master Developer, SunCal intends to sell large parcels of entitled properties within the Project site to future home and commercial builders, who will then build the residential and commercial uses. These future home and commercial builders will need to submit FDPs for their individual projects, and for phase-specific streets and utilities. The subsequent FDPs must demonstrate consistency with the overall PDP.

### Master Developer Final Development Plan

The Master Developer FDP depicts the developer-installed improvements for the Project. It provides final schematic designs for site-wide grading and retaining walls, installation of backbone streets and major utilities, entry monuments, design of streets and parks, and the creek restorations. The elements of the Master Developer FDP that are applicable to the relocated Club Knoll site are:

- Plans for rough grading of the relocated Club Knoll development pad;
- Streetscape design plans for Creekside Loop, which will be the street immediately fronting the relocated Club Knoll building; and
- Plans for Rifle Range Creek restoration, which will form the back yard for the Club Knoll building (including new tree planting, tree preservation, and new hiking trails).

Each of these improvements provide an appropriately designed and prepared site to accommodate relocation of Club Knoll.

Vesting Tentative Map

The Applicant has submitted a VTM (see **Attachment E**) to create separate individual parcels throughout the Project site. This VTM provides the developer with the ability to create up to 416 individual lots used for phasing, finance, or sale of one or more lots for further subdivision by other developers. These lots are inclusive of all residential lots, the Village Center, and open space parcels.

Of particular relevance to the LPAB, the VTM includes a new parcel (Parcel "H") of 2.8-acres in size, to be created for purposes of accommodating the relocated Club Knoll. As demonstrated in the Club Knoll FDP (described below), this 2.8-acre parcel is adequately sized and dimensioned to accommodate the building in a manner that retains its historic character-defining elements.

**GENERAL PLAN ANALYSIS**

**Project's Consistency with Existing General Plan Land Use Designations**

The City of Oakland's General Plan Land Use and Transportation Element (LUTE) Diagram applies five different land use designations to the Project site, including Hillside Residential, Community Commercial, Urban Open Space, Institutional and Resource Conservation (see **Attachment F**).

In May of 2007, the City reviewed the prior 2006 Oak Knoll Plan (2006 Plan) as was then proposed, and issued a written determination concluding that the 2006 Plan was in substantial compliance with the General Plan. That determination concluded that the land uses and facility types conformed to the LUTE land use plan and diagram, and that the 960 residential units were within the maximum density limits set forth in the General Plan. The current Project differs only slightly from the 2006 Plan but remains substantially similar; therefore, also meeting the same criteria for General Plan consistency. The current Oak Knoll Project includes elements of each of the five-land use types indicated on the LUTE Land Use Diagram, and the 935 residential units now proposed is less than the 960 units previously found to be within the maximum limits set forth in the General Plan.

Although the current Project is not in perfect conformity with every policy of the General Plan, it remains in substantial compliance with the whole of various policies found in the LUTE, the Open Space Conservation and Recreation Element (OSCAR), the Housing Element, Safety Element and Historic Preservation Element (HPE). Given the Project's substantial compliance with the existing General Plan, including the LUTE Land Use Diagram, no General Plan amendments are proposed or necessary for the Project.

### **Project's Consistency with the Historic Preservation Element Policies of the General Plan**

The HPE is based on two broad goals: 1) to use historic preservation to foster economic vitality and quality of life; and 2) to prevent unnecessary destruction of properties of special historical, cultural, and aesthetic value. The HPE spells out these goals through policies and actions that govern how the City will treat historic properties. Among the HPE's policies and objectives applicable to the proposed Project are the following:

- *Policy 3.1: Avoid or Minimize Adverse Historic Preservation Impacts Related to Discretionary City Actions.* The City will make all reasonable efforts to avoid or minimize adverse effects on the character-defining elements of existing or Potentially Designated Historic Properties (PDHP) that could result from private or public projects requiring discretionary City actions.

A 1994 Historic Resources Inventory (Page & Turnbull, 1994) determined that the only resource having historical value on the Project site was Club Knoll. This determination is supported by the Project's SEIR. The Club Knoll structure is an excellent example of Spanish Colonial Revival architecture, is a locally designated historic resource listed on the City of Oakland's Local Register, and has been found eligible for inclusion on the California Register of Historic Resources. The Project proposes to relocate sections of the Club Knoll building to a central portion of the site, rehabilitate the relocated sections of the structure in a manner consistent with the Secretary of Interior's Standards for Rehabilitation, and to reuse the building as a community center and for accessory uses. Based on the analysis included in the SEIR (see further discussion, below), the Project Applicant will make all reasonable efforts to avoid or minimize adverse effects to character-defining elements of Club Knoll, consistent with Policy 3.1 of the HPE.

- *Policy 3.7: Property Relocation Rather than Demolition as Part of Discretionary Projects.* As a condition of approval for all discretionary projects involving demolition of existing or Potential Designated Historic Properties, the City will normally require that reasonable efforts be made to relocate the properties to an acceptable site.

In April of 2015, the Landmarks Preservation Advisory Board held a Scoping Session on the Oak Knoll Project SEIR, and Staff indicated that the Project Applicants proposed to demolish Club Knoll and its associated garage structure. At that time, the Applicants believed that it would be cost prohibitive to repair and restore Club Knoll. The Project Applicants have since re-considered their 2015 demolition proposal, and now intend to relocate and rehabilitate the building as a community center for the overall Project, consistent with Policy 3.7 of the HPE.

- *Policy 4.1: Archaeological Resources.* To protect significant archaeological resources, the City will take special measures for discretionary projects involving ground disturbances located in archaeologically sensitive areas. This policy entails mitigation measures typically incorporated into the project as part of the environmental review process. These measures can include a surface reconnaissance by an archaeologist to identify archaeological deposits; monitoring of ground disturbance during construction to identify archaeological resources and stopping work if necessary to provide recommendations for the treatment of uncovered archaeological materials; and performing limited pre-construction archaeological excavations to determine whether archaeological materials are present.

As discussed in the Draft SEIR (beginning at page 4.4-17), there are no prehistoric or archaeological deposits recorded on the Project site. Reconnaissance-level surveys of the Project site have been conducted (September 2006 and May 2015), and no prehistoric cultural resources were observed. Prior activities on the site, including the golf course and the Navy hospital, included extensive grading of up to 30-feet below the pre-existing surface, and no evidence of deposits or cultural resources have been observed or recorded. The remaining steep slopes that still exist on the Project site are unlikely to yield archaeological deposits given the slope percentage and the low probability that intact deposits would exist on this type of topography. The Project will implement the City's Standard Conditions of Approval related to archeological resources, and will be consistent with Policy 4.1 of the HPE.

## **ZONING ANALYSIS**

### Project Site's Existing Zoning

As also shown on **Attachment F**, the City of Oakland's current zoning for the majority of the 188-acre Project site is Hillside Residential-4 (RH-4). The intent of the RH-4 Zone is to create, maintain and enhance areas for single-family dwellings on lots of 6,500 to 8,000 square feet. The minimum lot size is 8,000 square feet for subdivisions of five or more lots. A small portion of the Project site (approximately 5 acres and owned by the City of Oakland) is currently zoned Hillside Residential-3 (RH-3), which is generally intended for areas with single-family dwellings on lots of at least 12,000 square feet.

The current RH-4 and RH-3 zoning is inconsistent with several of the five different LUTE designations on the Project site. The RH-4 and RH-3 zoning does not enable a mix of different types of land uses, and does not permit the types of commercial activities, townhomes and smaller-lot single family residences that are proposed. When the RH-4 zoning was applied to the site in 2011, the accompanying Planning Department's staff report acknowledged that the RH-4 zoning was "an interim measure, and that the City anticipated a subsequent rezoning when a specific development proposal came forward."

### Project's Proposed Rezoning

To provide greater consistency between the Oak Knoll PDP's land use mix and City zoning, a set of unique Oak Knoll-specific zoning districts and new Planning Code text have been prepared. The new Planning Code text includes land use regulations and development standards that are consistent with the Oak Knoll PUD described above, and that apply only to the Project. The intent of these new zoning districts and regulations is to create, maintain, and enhance residential areas characterized by single family homes and townhouses at a mix of densities; allow for different types and characters of development where appropriate on the site; provide for appropriately scaled retail and commercial uses in a village center setting; allow neighborhood and community-serving assembly uses in the relocated and rehabilitated Club Knoll building; and identify areas best suited for conservation or restoration and permanently protect these areas as open space. The proposed zoning districts for the Oak Knoll Project (D-OK zones) include seven new districts (D-OK-1 through D-OK-7). Application of these districts within the Oak Knoll site is shown on **Attachment G** (Proposed Oak Knoll Zoning Diagram).



The D-OK-5 Zone only applies to the site where Club Knoll is to be relocated. It is intended to create, maintain and enhance this site for civic community activities and commercial uses that provide a community amenity. Building space may be rented for non-community functions including weddings and other organized events. The D-OK-5 Zone is similar to the City's existing CN-4: Neighborhood Commercial Zone-4 and its accompanying regulations. Key differences between the new D-OK-5 Zone and the City's CN-4 Zone include the following:

- Whereas residential uses are permitted with a Conditional Use Permit (CUP) in the City's CN-4 Zone, no residential uses are permitted in the D-OK-5 district. Emergency shelter use is permitted with a CUP.
- Whereas community assembly, recreational assembly and health care civic uses are permitted with a CUP in the City's CN-4 Zone, the assembly uses are permitted by right, and health care uses are not permitted in the D-OK-5 Zone.
- The list of commercial uses permitted within the D-OK-5 Zone is specifically limited to general food sales (less than 5,000 sf), full service restaurant (with CUP), limited service restaurant (less than 5,000 sf with CUP), alcoholic beverage sales (with CUP), general retail (less than 5,000 sf), personal services and administrative offices (5,000 sf maximum on the ground floor).
- In the City's CN-4 Zone, all custom manufacturing uses are only permitted with a CUP. Within the D-OK-5 Zone, custom manufacturing activities that need a kitchen (such as beverage and food production like a commercial kitchen), are permitted by right, as are demonstrations of and workshops about custom kitchen-based manufacturing activities. Permanent establishment of custom manufacturing activities that do not rely on kitchens is prohibited.
- The City's CN-4 Zone does not include any required setbacks. The D-OK-5 Zone requires the relocated Club Knoll to be set back by 20 feet from the front, side and rear lot lines.
- The City's CN-4 Zone has a permitted maximum FAR of 0.4, whereas the D-OK-5 Zone permits and FAR up to 0.5 to accommodate the relocated Club Knoll building.
- The City's CN-4 Zone has a maximum height depending on the Corridor Height Limit of its specific location. Building heights in D-OK-5 Zone are limited in height to 42 feet (46 feet with a pitched roof), consistent with the Club Knoll's existing building height.

## **ENVIRONMENTAL REVIEW**

### **Publication and Distribution of the DEIR**

The Draft SEIR addresses all environmental topics identified in the City of Oakland's CEQA Thresholds of Significance, and each environmental topic is addressed at a level of detail warranted by the detailed information contained in the Project Description. A Notice of Preparation (NOP) to prepare the SEIR was issued on March 20, 2014, and public scoping sessions were held before the Landmarks Preservation Advisory Board (LPAB) on April 13, 2015, and before the City of Oakland Planning Commission on April 15, 2015. The Draft SEIR was prepared and released on August 29, 2016 beginning a 45-day public comment period. Public hearings on the Draft SEIR were held on September 12, 2016 before the LPAB, September 17, 2016 before the Bicycle and Pedestrian Advisory Commission, and October 5, 2016 before the Planning Commission. The

public review and comment period ended on October 12, 2016. All environmental topics as indicated CEQA Guidelines, Appendix G were addressed in the Draft SEIR.

### Club Knoll Analysis

The Draft SEIR (starting at page 4.4-21) concluded that the proposed relocation of Club Knoll could result in a substantial adverse change in the significance of this historic resource by adversely affecting the character-defining features that convey its historic significance and that justify its inclusion in the City of Oakland's Local Register of Historic Resources. To address these potential impacts, the Applicant's consultant prepared an "Oak Knoll Relocation and Rehabilitation of Club Knoll" work plan (Carey & Co., April 2016), which recommended a number of measures to avoid or reduce such potential adverse impacts. The City reviewed this work plan and determined that implementation of additional mitigation measures, inclusive of those measures identified in the Carey & Co. report would ensure that the proposed relocation would comply with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. With implementation of these mitigation measures, the Draft SEIR concluded that potentially adverse effects of the proposed Project on Club Knoll would be reduced to less than significant.

### Alternatives Considered – Draft SEIR

The Alternatives chapter of the Draft SEIR presented a comparative analysis of the Oak Knoll Project and a range of alternatives to the Project. Each of these alternatives considered and provided a comparative analysis related to Club. These alternatives included: 1) a No Project Alternative where the benefits of rehabilitation Club Knoll would not occur; 2) alternatives that would leave Club Knoll in its current location, rehabilitating it for reuse as either a 15-unit or 5-unit multi-family building; 3) full demolition of Club Knoll, with construction of a new approximately 5,000 square-foot community center; and 4) relocation and rehabilitation of less of the existing Club Knoll structure – representing a different balance between the City's historic preservation goals and minimizing the Project's traffic effects.

### **Response to Comments Document**

A Notice of Availability and Release (NOA/R), along with the Response to Comments Document (that together with the Draft SEIR make up the Final SEIR) was published on April 27, 2017. The Response to Comments Document includes written responses to all comments received during the public review period on the Draft SEIR and at the public hearings on the Draft SEIR held by the LPAB, Planning Commission, and the OBPAC, as well as revised or clarified text. The Final EIR was provided under separate cover for review and consideration by the LPAB; the NOA/R was sent to all commenters. The Final EIR is available to the public at the Planning Department office and on the City's website. The Response to Comments Document includes clarifying text addressing the following historic resources topics.

### Club Knoll's Historic Status

The City of Oakland considers CEQA-qualifying historical resources as including, but not limited to those resources listed in, or determined to be eligible for listing in the California Register of Historical Resources (CRHR), and a resource included in Oakland's Local Register of historical resources. The City of Oakland's Local Register includes all designated historic properties (Landmarks, Heritage Properties, Preservation Study List Properties, Preservation Districts, and S-

7 and S-20 Preservation Combining Zone Properties), and those potentially designated historic properties that have an existing rating of “A” or “B”, or that are located within an Area of Primary Importance. Club Knoll’s historic resource status against these criteria is discussed below.

- The 1998 EIS/EIR did not address the potential eligibility of Club Knoll for the California Register, having not been found to be a NEPA-qualified historic resource after 1994-1995 SHPO and Navy consultation.
- Subsequently, Club Knoll has been found to be eligible for inclusion on the California Register of Historic Resources (CRHR) post-publication of the 1998 EIS/EIR, based on Page & Turnbull (2006) and Carey & Co. (2016). The above definition of historical resources subject to CEQA review includes those properties that are eligible for the CRHR, including Club Knoll. Therefore, the status of Club Knoll has changed from non-resource under the 1998 EIS/EIR, to a historical resource.
- As indicated in the Draft SEIR (page 4.4-17) the City of Oakland’s Local Register of Historic Resources & Cultural Heritage Survey Evaluation (OCHS) gives Club Knoll a rating of a “B”, meaning the building is of major importance at the local level. The OCHS is a general “windshield” survey of every visible building in Oakland (no interiors are reviewed). It contains the surveyor’s best estimate on building age and possible historical or architectural interest and significance. Club Knoll also qualifies as an Oakland-defined historic resources based on this OCHS “B” rating.
- Furthermore, in 1995 the LPAB determined that Club Knoll was eligible for Landmark status, assigned it an “A” rating and placed Club Knoll on the City of Oakland’s Preservation Study List. The “A” rating indicated that it is of highest importance and eligible for listing as a local Landmark. The structure was automatically listed on the City of Oakland’s Local Register at that time. The “A” rating was assigned based largely on the architectural interest and integrity of the structure. The “A” rating, its presence on the Preservation Study List, along with its eligibility for Landmark status, further qualified Club Knoll as an historic resource as defined by Section 15064.5 of the CEQA.

#### Preservation and Adaptive Residential Reuse In-Place Alternative

The Response to Comments Document also responds to comments on the Draft SEIR with an assessment of an additional alternative to the Project. This additional alternative (Alternative D) would keep Club Knoll in its existing location and rehabilitate it for residential use. A small (5,000 square-foot) new community center would be constructed in the location the Project proposes for the Club Knoll relocation. The overall development program for Alternative D is generally the same as the proposed Project, except that the new community center would only be 5,000 square feet in size, and the 10,000 square feet of limited commercial uses would not be developed. Different than other alternatives analyzed in the Draft EIR, Alternative D as presented in the Response to Comments document, does not combine adaptive in-place reuse of Club Knoll with reductions in the development program or other changes to the proposed Project. It essentially is the proposed Project, but with residential units occupying Club Knoll, rather than relocation.

Like each of the other CEQA Alternatives (A-C), any in-place alterations for adaptive reuse of Club Knoll must fully comply with the Secretary of Interior Standards for Rehabilitation as well as local guidance and requirements in the HPE. As identified in the analysis of the Project in Chapter

4 of the Draft SEIR, the alternative would reasonably require one or more mitigation measures to ensure that compliant rehabilitation is applied to Club Knoll.

#### Re-Evaluation of Secretary of Interior Standards

The Response to Comments Document also includes a re-evaluation of whether the proposed Club Knoll relocation and rehabilitation, as conducted pursuant to the Club Knoll FDP and mitigation measures in the Draft SEIR, can be implemented in a manner that meets the Secretary of Interior's Standards for Rehabilitation. The Secretary of the Interior's Standards for Rehabilitation identify ten standards for determining the appropriateness of a proposed Project with regards to the preservation of the historic materials and features (U.S. Department of Interior regulations, 36 CFR 67). The proposed Club Knoll FDP was analyzed in accordance with each standard, although compliance with all ten standards is not required for an overall determination of compliance with the Secretary of the Interior's Standards for Rehabilitation. The analysis (see **Attachment H**) concludes that; "Overall, the proposed Project is compliant with the Secretary of Interior's Standards for Rehabilitation, provided the work is conducted pursuant to the Club Knoll FDP, as amended by this evaluation and the mitigation measures in the SEIR. The Club Knoll FDP demonstrates that relocation of the building is feasible and that rehabilitation of the building will be done in a manner that meets the Secretary of Interior Standards for Rehabilitation. If the City approves the Club Knoll FDP, it would require implementation of the mitigation measures in the SEIR as conditions of approval. Nothing in the Club Knoll FDP precludes the Applicant's ability to comply with the mitigation measures. In fact, many features of the Club Knoll FDP already show consistency these mitigation measures."

Furthermore, the analysis indicates that; "The City would require evidence of compliance with each mitigation measure, including preparation of a "Relocation Work Plan," when the Project Applicant seeks building permits, and for construction measures, during construction. Implementation of these mitigation measures further supports the Draft SEIR conclusion that the Project would be consistent with the Secretary of the Interior's Standards."

#### **KEY ISSUES**

At the October 2016 LPAB hearing, Staff made a brief presentation on historical and cultural resource issues related to the Oak Knoll Project. The LPAB took public testimony on these topics, and provided comments to Staff on the cultural resource-related analysis in the Draft SEIR. The major issues and topics of comments and questions, and Staff's response to the comments and questions, are presented below.

#### Clarification of Club Knoll's rating as a Historic Property

As more fully described above, the Club Knoll building is a historical resource by virtue of its original 1980-era OCHS rating as a "B" resource; the LPAB's subsequent 1995 decision that Club Knoll is eligible for Landmark status, assigning it an "A" rating and placing Club Knoll on the City of Oakland's Preservation Study List; and its eligibility for inclusion on the CRHR based on Page & Turnbull (2006) and Carey & Co. (2016). The OCHS "B" rating and the LPAB's 1995 "A" ratings result from two different ratings systems, which are not directly related to each other. The OCHS rating are based on "windshield surveys" conducted by City Staff, whereas the LPAB's "A" rating uses the "Guidelines for Determination of Landmark Eligibility" of the HPE. Although similar to

each other in language, the two rating systems are used for different purposes, and are not directly comparable, nor are they mutually exclusive.

#### Rationale for Why Relocation is Being Proposed

The Project Applicant's original proposal as presented to the LPAB during the EIR scoping hearing in 2014 was to demolish the Club Knoll building. The LPAB and Staff were strongly opposed to this proposal in that demolition would directly conflict with General Plan policies of the LUTE, HPE, OSCAR and the Energy and Climate Action Plan relevant to historic resources. Staff also believed that demolition would be inconsistent with the HPE goal of placing Club Knoll on the Preservation Study List. Staff had also requested of the Applicant, but not received, any required evidence that could demonstrate compliance with required findings for demolition of historic properties pursuant to Oakland Planning Code, Section 17.136.075.

Staff was encouraged when the Applicant reconsidered demolition, believing the proposed Relocation and Rehabilitation Plan provided an opportunity to retain the historically important Club Knoll building. Retention and rehabilitation of the building would maintain greater consistency with General Plan policies and Planning Code requirements, while preserving and rehabilitating the only remaining on-site building associated with Oakland's past military history in accordance with Secretary of Interior Standards. The relocation site is centrally located within the Project, and Club Knoll would provide a distinctive landmark as the centerpiece and in a prominent and important location.

The current location of the Club Knoll building is relatively close to existing residential neighborhoods. Alternative strategies for rehabilitating the building in-place as a community or civic use could result in an active, potentially noise-generating land use that could affect surrounding residents. The proposed central location is distant from the adjacent residential neighborhoods, and avoids these potential conflicts.

#### Restoring Club Knoll in its Present Location for Residential Use

The Draft SEIR identified several potential alternatives that would retain Club Knoll in its present location, and rehabilitate the building for residential purposes. These alternatives are not proposed by the Applicant. They have been included as Draft SEIR because they represent a reasonable range of alternatives for Club Knoll that are not demolition (which is inconsistent with the General Plan and no demolition findings have been presented); not rehabilitation in place for community/commercial purposes (which is opposed by the Applicant and many neighbors); and not relocation (per the Project). The range of potential residential units that may be accommodated within Club Knoll is identified as being between 5 to 15 units, depending on internal configuration of space.

No detailed design for residential use has been prepared or analyzed in specific detail. Any in-place alterations for adaptive reuse of Club Knoll as a residential building would likely require substantial modifications to the building's structural elements and systems to make it safe for residential purposes, as well as interior modifications to divide the space into living units. Although interior modifications may necessitate alterations to some of the interior character-defining elements of the building, there are many examples of other historic buildings in Oakland (such as churches and schools) which have been rehabilitated for residential purposes. However, unlike the

proposed clubhouse and limited commercial use, dividing the building in residential units would not accommodate semi-public uses, community gatherings and office activities similar to those that previously existed at Club Knoll.

The Draft SEIR does indicate that any in-place reuse of Club Knoll would be required to comply with Secretary of Interior Standards for Rehabilitation, as well as local guidance and requirements in the City's HOE. As was identified in the analysis of the Project in Chapter 4 of the Draft SEIR, rehabilitation of Club Knoll for residential use would reasonably require one or more mitigation measures identified for the Project to ensure compliant rehabilitation is applied.

#### Adverse Effects of Club Knoll Relocation

Concerns have been expressed that Club Knoll is too large to simply be a clubhouse, that its additional uses will generate unwanted traffic and related air emissions, that it will not fit in with the overall Project, it will become a potential hazard, and will become a financial burden to the future HOA.

The Club Knoll building (at approximately 14,000 square feet) is much larger than the needs for an HOA clubhouse (estimated to be 4,000 square feet). The remaining nearly 10,000 square feet of building space is anticipated to become occupied by commercial uses such as a health club/fitness center, café, or coffee/juice bar. The large rooms can provide space for programmed activities such as meetings, programmed events and social activities, and made available on a rental basis for residents and non-residents for larger events. Outdoor activities and uses at the community center could include events and dining in a picnic/patio space, picnic and seating areas, and potential public art locations. The environmental effects of these programs have all been evaluated in the Draft SEIR and not found to be individually significant or adverse. However, as part of the proposed Rezoning, Staff has specifically proposed uses and maximum square footage requirements for those uses that would not generate large volumes of traffic. Therefore, the SEIR contains a more conservative analysis of traffic and air emissions than are expected to be generated by the future commercial uses.

The PDP and Club Knoll FDP demonstrate that the relocated Club Knoll would fit in with the community, providing a distinctive landmark feature as the centerpiece of the Project in a prominent and important location. Staff is also concerned that long-term maintenance and up-keep of the building might become a financial burden to the future HOA, and is working with the Applicant to consider alternative ownership and funding strategies. This issue will not be fully resolved before consideration of the Project by the LPAB.

#### Guarantees to Ensure Success of the Relocation Effort

Suncal commissioned Architectural Dimensions to prepare the Club Knoll FDP and to implement the FDP upon approval. Architectural Dimensions has a strong portfolio of historic preservation projects in Oakland including the Rotunda Building, the Fox Theater, the 16th Street Station and the building 600 Grand Avenue, as well as other buildings in San Francisco, Los Angeles and Kentucky. Architectural Dimensions is locally uniquely well qualified for the assignment, and has prepared a plan which they believe to be reasonable and feasible. They have also provided Staff and the LPAB with examples of other nationally-recognized historic buildings and structures that have been successfully relocated and rehabilitated.

Carey & Company (April 2016) and the City have separately reviewed the Club Knoll FDP and recommended a number of measures to better ensure success during relocation and restoration. These recommendations are now included in the SEIR mitigation measures, and include:

- Ensuring that all shoring and bracing will be reversible, additive, and will not destroy any surviving historic fabric of the building;
- Having an independent preservation architect and a structural engineer on site to monitor dismantlement and reassembly; and
- Establishing a catalogue of protected building elements, to be stored in a secure area.
- Providing protective barriers around the relocated building to protect it from potential damage by other nearby construction activities.

Additionally, the City of Oakland Municipal Code, Section 15.44.030 provides that, prior to the issuance of a permit to move a building, the owner of the property upon which the building is to be located shall file a surety company bond with the Building Inspector. The surety bond shall condition that all work to complete the relocation, alteration and reconstruction of the building be fully performed and completed within a reasonable time specified by the Building Inspector in the permit. Subsequent provisions of this Municipal Code section provide other alternative but similar means by which such guarantees can be provided. Pursuant to these Municipal Code requirements, the City intends to require compliance with building relocation bonding requirements to ensure successful completion of the relocation work.

#### Relocated Building Orientation

As specifically analyzed in the Response to Comments Document (ESA, *Evaluation of the Club Knoll Final Development Plan for Compliance with the Secretary of Interior Standards for Rehabilitation*), when moved, Club Knoll will be oriented so that its setting and access points remain historically accurate. Currently the building sits in a lightly wooded area on a site with a sloping grade. It is built into the hillside, creating an asymmetrical design with entrances at grade on the first floor in the rear [courtyard], and at grade at the basement level in the front. Access to the main [front] entrance is from an exterior stair built in the same style as the rest of the structure.

The relocation site will have a grade that resembles the existing building location, thus allowing reconstruction of the structure's asymmetrical design. The relocated building will maintain at-grade access to the front elevation of the basement, at-grade access to the rear courtyard, and an exterior stair to provide access through the original front door. When moved, Club Knoll will be oriented so that its setting and access points remain historically accurate. As in its proposed location, the courtyard will face the parking area, and the opposite (or front) side will face open landscaped areas. The proposed landscape plan locates trees and landscaping planted around the building. Furthermore, Club Knoll will be located in the middle of the Project site, adjacent to residential and commercial uses and more visible than its current location.

#### Extent of Character-Defining Elements to be Retained

The LPAB and members of the public have expressed some skepticism about whether the relocation and rehabilitation of Club Knoll will actually preserve the building and its important

components, but rather may result in simply a replica of the building using new materials. The Applicant has amended the FDP since the last LPAB hearing, providing more detail on those character-defining building elements that currently exist, identifying those that are in satisfactory condition to be relocated and reused, and identifying building elements that likely will need to be replaced.

- The FDP's new "matrix" (see Appendix D) calls for salvage, storage, repair, and reinstallation of historic decorative elements including: roof tiles, roof trusses, doors, windows, columns, corbels, emblems, wood trim (interior and exterior,) wood flooring, truss base moldings, railings, and hardware. SEIR mitigation measures specifically require detailed evaluation of these materials before, during and after the relocation to guard against unnecessary damage, thus allowing them to be repaired rather than replaced.
- In those limited instances where replacement is necessary, the FDP outlines that "care shall be taken to match any new materials with the original materials in quality as well as materials. The Club Knoll FDP specifies that any replacement elements shall be marked as such to distinguish them from the original, historic elements with a date stamp or craftsman's mark on a non-exposed surface.
- Some historic finishes, such as the lath and plaster walls and portions of the wood floor are already damaged beyond repair because of prior neglect and vandalism. The FDP proposes replacement of these elements with in-kind materials.

With implementation of SEIR mitigation measures and all treatments specified in the Club Knoll FDP where necessary, the proposed Project will comply with Rehabilitation Standards.

#### Long-term Feasibility of Club Knoll's Reuse

Concerns have been raised regarding the long-term feasibility of Club Knoll's reuse, with no currently identified reuse program other than for the HOA clubhouse. The Project Applicants have continued to pursue interest from commercial users of the relocated building. Staff believes that the uses allowed pursuant to the site-specific proposed zoning are flexible enough to accommodate a range of permitted or conditionally permitted uses including general food sales (less than 5,000 sf), full service restaurant, limited service restaurant (less than 5,000 sf), alcoholic beverage sales, general retail (less than 5,000 sf), personal services, custom manufacturing and administrative offices.

#### Designation of Club Knoll as a City Landmark

Public comments have suggested designation of Club Knoll as a City Landmark after relocation and restoration. According to the HPE, designation of Club Knoll as a Landmark needs to be initiated by the owner(s), the LPAB or the City Planning Commission. The City Planning Commission would need to hold a public hearing and act after either receiving the proposal from the LPAB or receiving the LPAB's recommendation on a proposal initiated by the owner. The Planning Commission would then forward all recommendations to the City Council, which would make the final decision. If the owner were to object to a proposed Landmark designation initiated by the LPAB or Planning Commission, approval of Landmark status would require the City Council to determine if the objection is without substantial merit, or that the Club Knoll building is of exceptional significance.

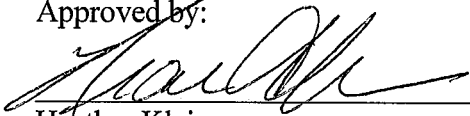


Prepared by:

Scott Gregory

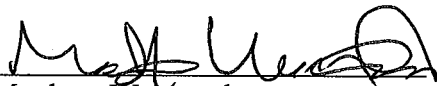
Scott Gregory  
Contract Planner

Approved by:



Heather Klein  
Planner IV  
Bureau of Planning

Approved for forwarding to the  
Landmarks Preservation Advisory Board:



Matthew Weintraub  
Secretary of the Landmarks Preservation Advisory Board  
Bureau of Planning

**ATTACHMENTS:**

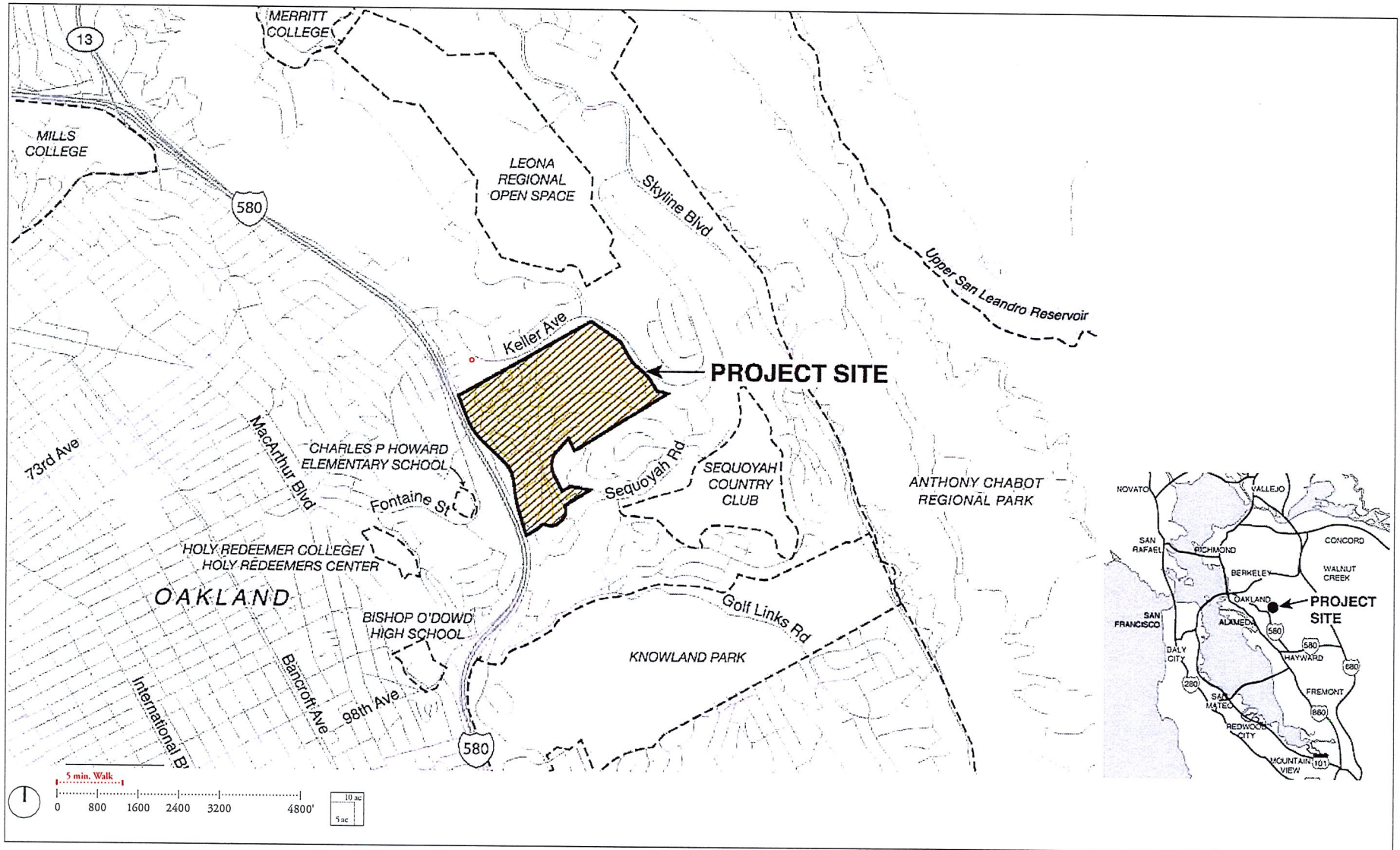
- A. Site Location Diagram
- B. PDP Illustration of Club Knoll Relocation and Rehabilitation
- C. Final FDP for the Relocation and Rehabilitation of Club Knoll
- D. Matrix of Character-Defining Features and Expected Relocation/rehabilitation Status
- E. Vesting Tentative Map, Relocated Club Knoll Parcel
- F. Existing General Plan Designations and Existing Zoning on Project Site
- G. Proposed Oak Knoll Zoning Diagram
- H. Evaluation of the Club Knoll Final Development Plan for Compliance with the Secretary of Interior Standards for Rehabilitation, ESA
- I. Historic Resource-Related Conditions of Approval

**NOTE:**

The Draft and Final SEIRs were provided under separate cover for review and consideration by the LPAB, and are available to the public at the Planning Department office at 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612 and on the City's website at:

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>

# Attachment A - Project Location



SOURCE: ESA; OKVA, Hart Howerton, 2016

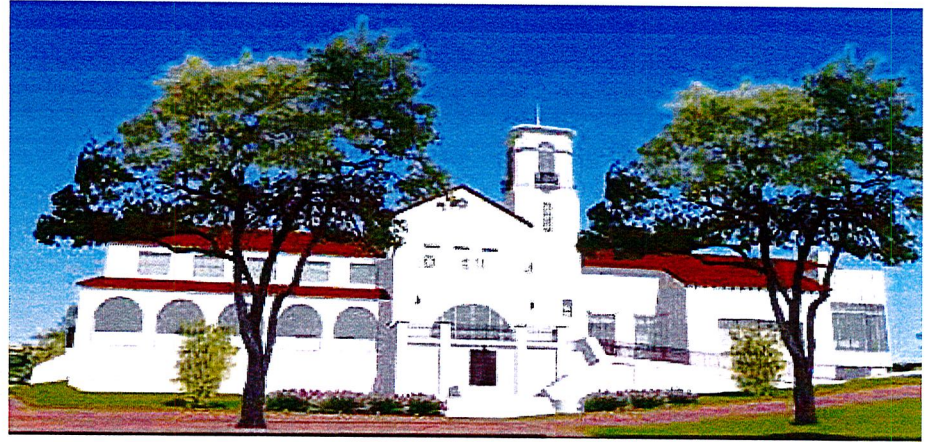
Oak Knoll Project . 120645  
**Figure 3-1**  
 Project Location and Access



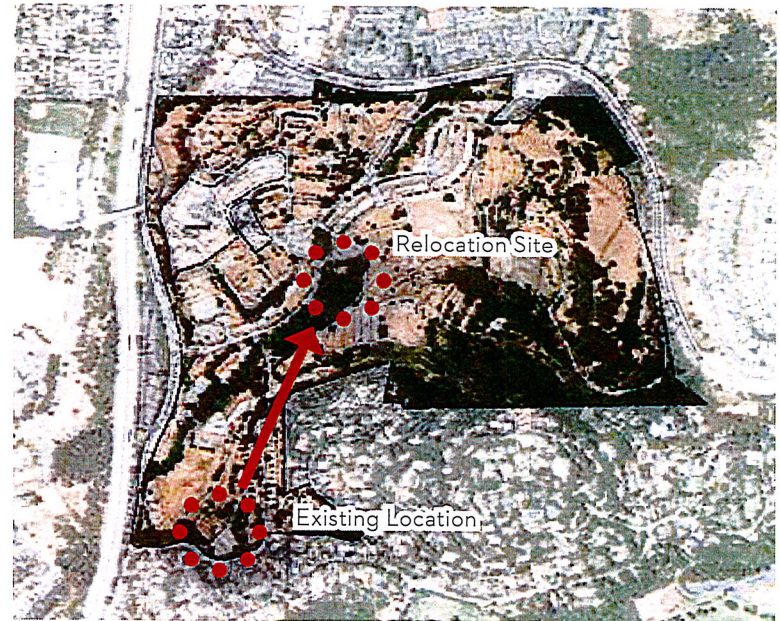
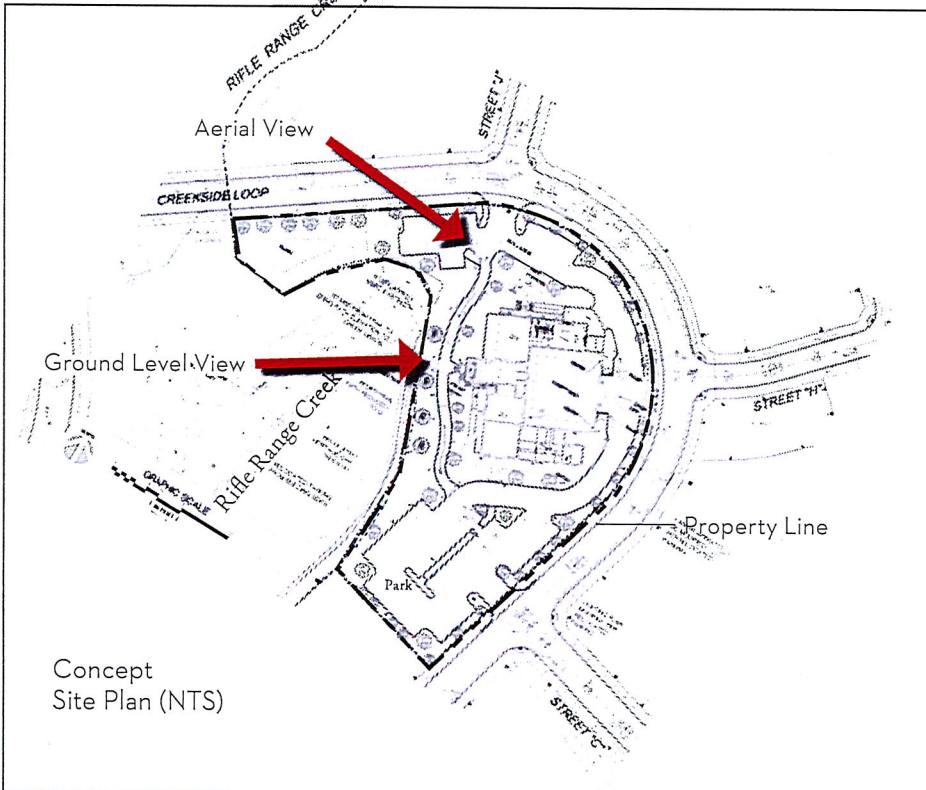
# Attachment B - Oak Knoll PDP Images, Club Knoll



Aerial View from Northwest



Ground Level View from West



Location of Existing Building and Relocation Site (NTS)

Figure 9 - Club Knoll Relocation and Rehabilitation



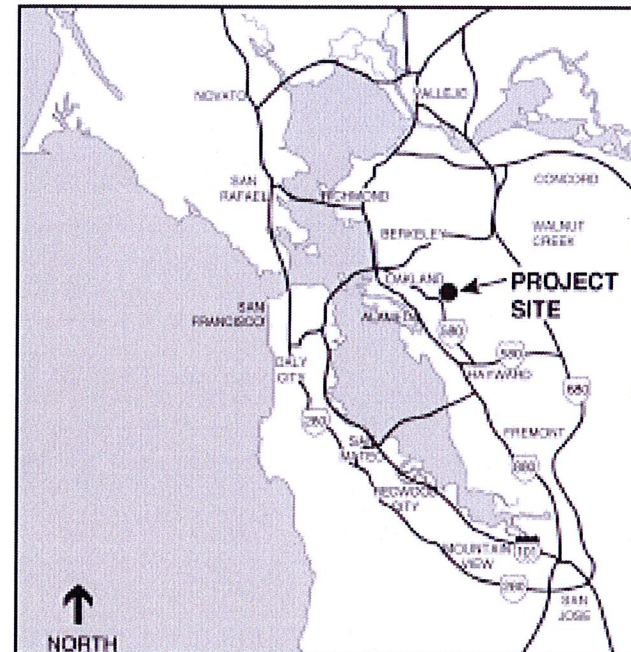
# FINAL DEVELOPMENT PLAN: CLUB KNOLL RELOCATION AND REHABILITATION

April 03, 2017

## DRAWING INDEX

DR-1	TITLE SHEET
DR-2.1	PROJECT NARRATIVE
DR-2.2	PROJECT NARRATIVE
DR-3	PHOTOGRAPHS
DR-4	EXISTING BUILDING SITE
DR-5.1	EXISTING CONDITIONS AT NEW SITE
DR-5.2	MASTER GRADING PLAN AT NEW SITE
DR-6	PROPOSED SITE PLAN
DR-7	FLOOR PLANS
DR-8.1	BUILDING SECTIONS
DR-8.2	BUILDING SECTIONS
DR-9.1	EXTERIOR ELEVATIONS
DR-9.2	EXTERIOR ELEVATIONS
DR-10	MATERIALS BOARD
DR-11.1	LANDSCAPE PLAN
DR-11.2	PLANTING MATERIALS
DR-12.1	METHODOLOGY OF RELOCATION
DR-12.2	METHODOLOGY OF RELOCATION
DR-12.3	METHODOLOGY OF RELOCATION
DR-12.4	METHODOLOGY OF RELOCATION
DR-12.5	METHODOLOGY OF RELOCATION
DR-12.6	PROPOSED TRAVEL ROUTE
DR-12.7	RELOCATION AND REPLACEMENT MATRIX BY PART/ COMPONENT
DR-12.8	RELOCATION AND REPLACEMENT MATRIX BY PART/ COMPONENT
DR-13.1	EXTERIOR MODEL ON NEW SITE
DR-13.2	VIEW STUDIES
DR-14	COMPLETED INTERIORS
APPENDIX A- RELOCATION SEQUENCE	

### LOCATION MAP N.T.S.



### PROJECT INFORMATION

This Final Development Plan (FDP) for Club Knoll is the second FDP submitted for the Oak Knoll Master Planned Development and is referred to in this document as the "Club Knoll FDP" or "FDP #2." The applicant has also prepared FDP #1, which seeks planning-level approval of final schematic plans for the master developer-installed improvements for the project as a whole, including development of the pad location for the relocated Clubhouse, site-wide grading and retaining walls, design of streets, parks, street furniture, utilities, monumentation and restoration of Rifle Range Creek.

Specific sheets from FDP#1 are referenced herein and incorporated by reference where they depict streets, sidewalks, utilities, and signage in the immediate vicinity of the new location for Club Knoll.

PROJECT LOT SIZE : 120,580 S.F.

ZONING : D-OK Sub-Zone

### Attachment C

### VICINITY MAP N.T.S.



### PROJECT DIRECTORY

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### CLUB KNOLL, PRIOR TO 1996 CLOSURE



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PROJECT INFO.

**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

**TITLE SHEET**

JOB NO.  
SC002

DATE.  
04.03.2017

DRAWING NO.

**DR-1**



# PROJECT NARRATIVE

## A. GENERAL EXPLANATION

This Final Development Plan (FDP #2) for the relocation and rehabilitation of Club Knoll is prepared in accordance with Oakland Municipal Code section 17.140.040. The intent of this FDP is to demonstrate "the ultimate appearance and operation" of the relocated, rehabilitated building at its new site. This FDP seeks planning-level approval for the restored Clubhouse and includes a description of the relocation and rehabilitation process. Construction-level plans including more detailed plans and studies required as mitigation measures (as discussed further below) will be submitted prior to issuance of demolition and building permits. The work to relocate and rehabilitate the building will be in accordance with the Secretary of the Interior Standards for Rehabilitation and recommendations of the Carey & Co. Relocation Evaluation Report dated March 10, 2016.

This FDP #2 has been prepared to be consistent with the Preliminary Development Plan for the Oak Knoll Master Planned Community, which addresses the project as a whole. To the extent relevant to the Club Knoll relocation site, this FDP #2 also incorporates by reference the Final Development Plan for the Master Developer Improvements (FDP #1), in particular sheets L-005 and L-008.

## B. EXISTING STRUCTURE

Club Knoll, a former golf clubhouse and then officer's club when the site was under Navy ownership, is located in the southwestern part of the Project site near Sequoyah Road (the site's southern boundary) and is currently in disrepair, having been vacant since the Navy vacated the site approximately twenty years ago. The existing building is a wood-framed structure sitting on a concrete foundation part of which retains the adjoining hillside around the lower basement level on three sides of the building.

The current condition of the building is fair to poor. However, with careful dismantling, relocation and repair/relocation of building components, it is feasible to relocate the main portions of the building. *Significant interior work will be required to bring the building up to code, which work would also be required to safely rehabilitate the building if left in place.*

Prior to commencing work on the building, the project sponsor will adhere to all required pre-construction mitigation measures including **Mitigation Measure CUL-1 (HABS Documentation)**. Specifically, the project sponsor shall document the existing building according to Historic American Building Standards (HABS) standards, which requires:

(a) a full set of measured drawings depicting the building; (b) photographs with large format negatives of exterior and interior views of the existing building; (c) identification of how the receiving site will be prepared to receive the new building, including grading and construction of the foundation. (For the full text of each mitigation measure, see the Draft SEIR and the Mitigation Monitoring and Reporting Program.)

Further, prior to approval of construction-related permits, the project sponsor shall prepare a Building Features Inventory and a complete set of

schematic floor and roof plans of existing and proposed building conditions in accordance with **Mitigation Measure CUL 1.2 (Baseline Building Conditions Study)**. As part of this building inventory, building components will be identified as catalogued in accordance with **Mitigation Measure CUL1.5(d) (Specific Relocation/Rehabilitation Measures)**

Additional requirements concerning the Building Features Inventory are found in **Mitigation Measure CUL-1.4. (Building Features Inventory and Plan)**.

In this inventory, the features, components and parts to be relocated will be specifically identified. Features that are deteriorated or damaged beyond repair will be replaced. Specific vendors and subcontractors to carry out the restoration and relocation work will be identified. A complete set of schematic floor and roof plans and elevations will also be provided showing existing conditions, elements to be demolished and schematic plans for the building in its restored and relocated condition.

## C. THE NEW SITE

This FDP #2 describes and depicts the relocation of the building to a central portion of the site and reuse of the major components of the building as a community center for the Home Owner Association (HOA) and other commercial accessory uses. (The HOA portions of the building will be available for rent by the general public, subject to availability and the discretion of the HOA Board of Directors.)

The new site will preserve the openness around the building in a setting comparable to the existing one where the front of the building faced a large landscaped area (former golf course) and the rear faced a parking lot. While the historic golf course was eliminated years ago and is not being replicated, the orientation of the building on the new site puts the front of the building facing an existing, large landscaped and restored creek area that is lower in grade than the building, much like the existing setting.

The lower grade at the front of the new building is comparable to the existing setting, thereby enabling the lower portion of the façade (referred to as the basement) to remain and to ensure that the character and proportions of the front of the building are retained. A large staircase will extend from the low grade up to the main level as is the case with the existing building. As such, the building design is in conformance with **Mitigation Measures CUL 1.5(j)**, which requires that the foundation is "constructed such that the building, at the exterior stair location on the west elevation, is raised above to the surrounding finished grade."

The new site will have a large, uninterrupted expanse that allows viewing of the building from all sides, a betterment over the existing site. Access to the front of the building will be pedestrian-oriented, where visitors will traverse along a path then up a staircase to the main entry, similar to the existing condition. See Drawings at DR-9.1 and DR-13.1. The landscape surrounds will provide trees and plants consistent with the heritage of the region, unlike the existing site that contains non-native species.

The rear of the building will give access to the Courtyard and utility areas by vehicle, as it does today. The rear of the building, with lower architectural elements, will not block views of the building from the adjoining roads.

The relocation site will be prepared to receive the building by grading a pad and constructing a new foundation as depicted in DR 6-2 and 6-3. Staging and storage areas will also be created to receive the building components. The route to transport the building components from the existing site to the new site will be along the existing road that runs roughly in a north/south direction and is used to access Club Knoll in its existing location. A temporary road extension will be built to connect this existing road to the new Creekside Loop Road, which can be used to access the receiving site. See Proposed Travel Route at DR- 12.6. The exact location of the travel route will be identified prior to approval of construction-level permits in accordance with **Mitigation Measure CUL-1.3. (Relocation Travel Route)**

## D. RELOCATION OF THE STRUCTURE

The portions of the building to be relocated include the main hall, dining hall, lobby/mezzanine areas, building wings, courtyard and tower. The components of the building proposed for demolition include the basement and the additional third wing used for administrative/office purposes. Demolition of the basement is proposed because it is not practical to excavate and relocate a structure that is predominantly built into the hillside and which is exposed only on one side. The office wing is not proposed for relocation because it is not a significant contributor to the historic significance of the building and relocation of the building without this component will not cause a substantial adverse impact to the building as a historic resource.

It is intended that the largest components of building possible will be moved intact to avoid full dismantlement of the building and a substantial adverse change. Moving components of the building requires taking the building apart in a manner that allows saving the components for lifting and transportation to the new site. There are physical constraints to maximizing the size of components to enable movement of the components to the new site and reassembly. Until the dismantlement process begins, it is not possible to precisely define the size and configuration of the intact components. As noted above, in accordance with **Mitigation CUL-1-4 (Building Features Inventory and Plan)**, a plan will be prepared showing the exact components proposed for demolition as well as the location of where the building will be dismantled into moveable components. In accordance with **Mitigation Measure CUL 1-5**, a preservation architect and a structural engineer will be on site to monitor the dismantling of the building.

In accordance with **Mitigation Measure CUL 1.5(a)**, the existing building will be braced and shored to ensure structural stability of the building during dismantlement that will weaken the building as components are cut away for relocation. The bracing will be reversible, additive, and shall not destroy any salvageable historic parts of the buildings. Similarly, the new building will require a new steel frame as a skeleton to receive the existing components.



## PROJECT NARRATIVE CONT.

This approach takes the burden of the existing building components being structural sound internally (i.e. no shear capacity within the existing walls) or having capacity to work together to withstand current environmental forces. A new steel frame will be the code compliant structure on to which the existing components can be assembled thus taking off the burden of making the existing components structurally sound as a building unit. In accordance with **Mitigation Measure CUL 1.5(e)**, the new steel frame and new interior systems will not be visible in the relocated building except as necessary for life safety or in newly installed kitchen, bathrooms, elevators or other systems. A new skeleton will avoid the need for the old building components to be upgraded to sustain current code forces--- a process that would be more impactful than moving the components. The structural frame will be designed to fit within the existing components as much as practical.

### E. SALVAGED PARTS (Exterior and Interior)

There are many parts of the building that will be salvaged, restored and reassembled in the building. Parts are elements of the building that can be removed, resorted and reinserted into the reassembled building in their original locations. The list of Parts includes the following:

- Roof Tiles
- Roof Trusses
- Doors
- Windows
- Columns
- Corbels
- Emblems
- Wood Trim (interior and exterior)
- Wood Flooring
- Truss Base Moldings
- Railings
- Hardware

As these parts are salvaged, they will be cataloged, protected and stored in a dry, secure area in compliance with **Mitigation Measure CUL-1.5(d)**. In accordance with **Mitigation Measure CUL 1-4**, salvaged parts will be restored or, if missing or so deteriorated or damaged that repair is not feasible, replaced. Replaced elements will be marked with a date stamp in an inconspicuous location to ensure that they are not confused with original elements. Cleaning, painting or staining of such parts may be necessary to remove graffiti, mold, rust or water stains. Care shall be taken to match any new materials with the original materials. Restoration will be performed off-site by qualified vendors and contractors.

### F. EXISTING INTERIOR SYSTEMS

Existing systems are defined as mechanical, electrical, plumbing and fire protection equipment, piping, ducts, conduits, wire, etc. In the current

building, these existing systems are either missing due to vandalism or are defunct due to age. There are no systems in the building that are viable for reuse; therefore, new interior systems will be required.

### G. NEW INTERIOR SYSTEMS

New mechanical, electrical, plumbing and fire protection systems will be designed to integrate into the historic fabric of the relocated building. The building did have and will have adequate spaces and cavities to allow inclusion of new systems without detriment to the interior design features of the building. Where feasible, new systems will be current code compliant and not affect the physical characteristics of the historic resource. The California State Historical Building Code will be invoked where necessary to retain historic character.

### H. EXISTING and NEW INTERIOR FINISHES

Most of the existing interior finishes have been compromised beyond restoration. Finishes are defined as surface materials on substrates, such as paint, wall coverings, some wood paneling, some wood flooring, etc. Existing finishes have been damaged due to vandalism and exposure to natural elements. Reassembly of the building will include application of new finishes to match the original as best can be determined from research about the building and examination of existing finishes.

### I. EXISTING and NEW SUBSTRATES

Substrates are defined as underlying materials to finishes that structurally support finishes such as plaster, wood sheathing, wood framing, etc. As with existing finishes, there is a lot of damaged substrate particularly due to water infiltration. Substrates before modern drywall and plywood included plaster and wood framing that has been negatively affected and cannot be reused or restored as such materials have lost their structural integrity, particularly the plaster that is laden with hazardous asbestos.

New substrates will include wood framing, plywood, plaster, and drywall to support the new finishes. Interior substrates while critical to holding the interior finishes are not visible or part of the historic fabric inside the building.

### J. EXISTING and NEW EXTERIOR SUBSTRATE

Windows, doors, windows and roof aside, the exterior of the building is plaster. The existing plaster is sound in most areas that will be retained with components of the building that will be moved. Cutting the building to create components, to be moved, will require cutting through the plaster that will be repaired after reassembly of the building. Damaged or deteriorated plaster will be replaced. Care will be taken to match materials in accordance with **Mitigation Measure CUL-1.4(f)**.

### K. EXISTING and NEW EXTERIOR FINISHES

The primary exterior finish is paint. After reassembly, the entire building will be repainted with colors to match the original color scheme. Salvaged exterior parts such as windows, doors and roof tiles will be reinstated after assemblage of the components. Construction consistent with building standards of the 1920's, does not provide structural resistance to environmental loads dictated by the current building code. While the building's future tenancy might be the same type as prior occupancies, it is likely that rehabilitation, where the building sits today, would require structural upgrades to a newer standard (than 1926), thus requiring some severe infiltration into the building's structure to improve its capacity. In other words, restoration of the building in place would require temporary impact to facilitate infusion of new structural improvements. This effort is comparable to the impact from the relocation effort being proposed.

### L. STANDARDS

The dismantlement, reassembly and rehabilitation of the building will be executed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In accordance with **Mitigation Measure CUL 1.5**, a preservation architect and a structural engineer will be on site to monitor the reassembly of the building. There will be minimal changes to the defining characteristics of the building and its site and environment. The historic character of the building shall be retained and preserved. Construction will not destroy historic materials that characterize the building and any new work shall vary but be compatible with the massing, size, scale and architectural features to protect the historic integrity of the building and its environment. Care will be taken to reassemble the building in a manner that minimizes cracking as the building settles and different materials respond to environmental conditions.

### M. SEQUENCE OF WORK

The dismantlement of the existing building and reassembly process will occur concurrently. While the building is being dismantled, and its parts salvaged, the new building site would be prepared to allow immediate transport and reassembly of components with minimal storage thereof. To the extent feasible, it is important that existing components be moved and reassembled in one effort.

Dismantlement and immediate reassembly requires preparation of the new site to complete foundation and structural skeleton before components are moved. Completion of the new foundation requires grading, installation of new underground utilities. Receipt of components requires completion of the structural steel frame to allow connection of the components to the frame.

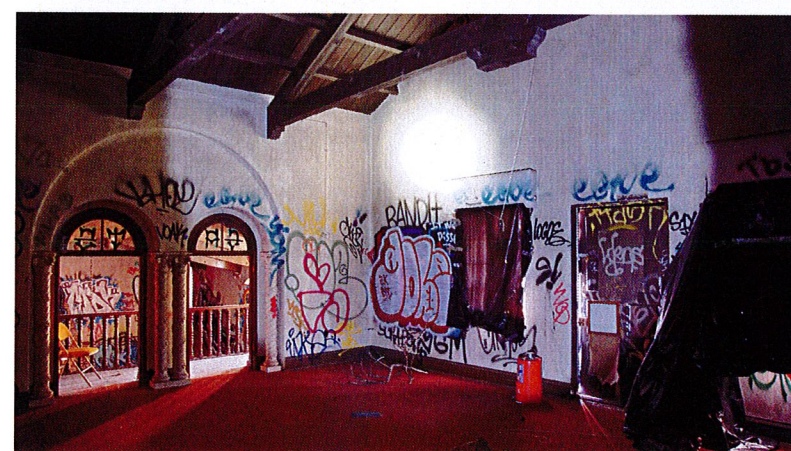
Dismantlement and reassembly will take approximately 6 months to where the building is completely relocated. This will be followed by installation of systems, salvaged parts and finishes taking about another 6 months.



**EXTERIOR**

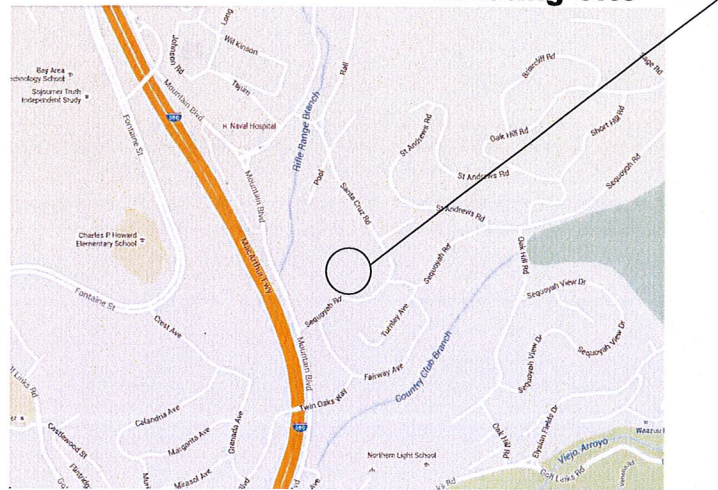


**INTERIOR**





**Existing Site**



VICINITY MAP  
N.T.S.



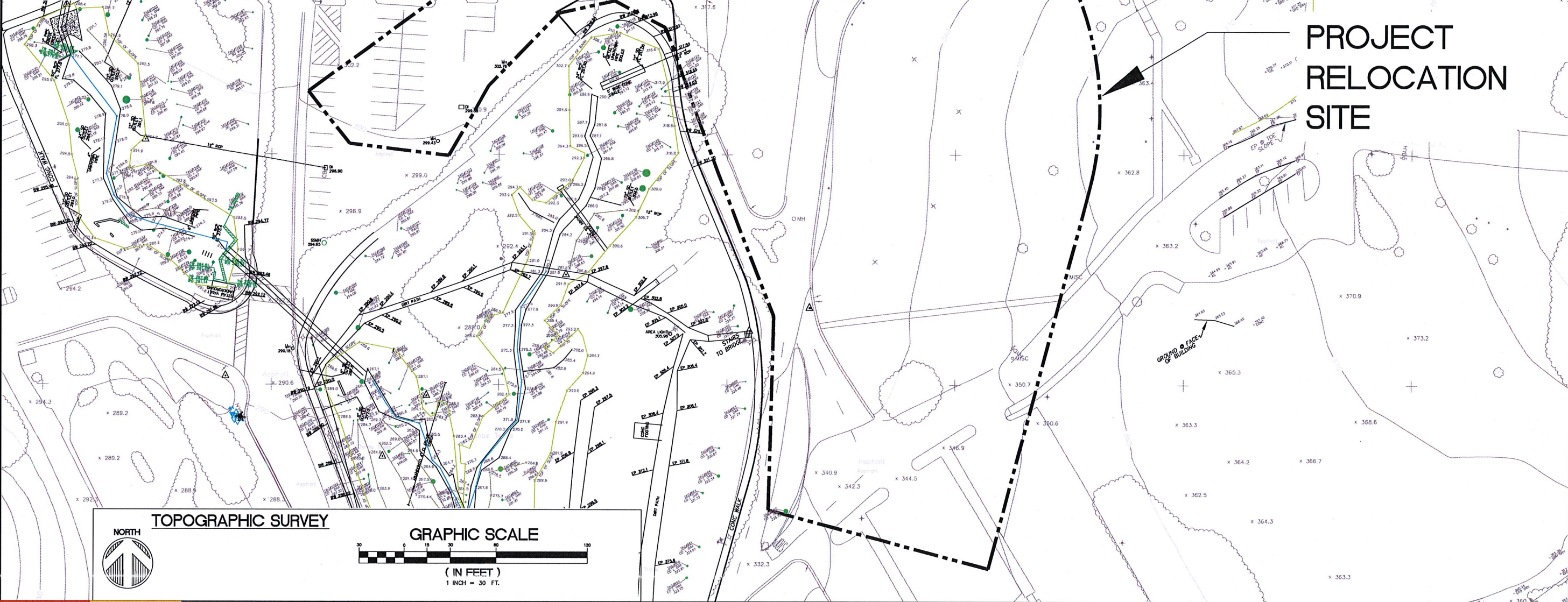
**EXISTING SITE**





PROJECT  
RELOCATION  
SITE

AERIAL



PROJECT  
RELOCATION  
SITE

**TOPOGRAPHIC SURVEY**

NORTH

**GRAPHIC SCALE**

( IN FEET )  
1 INCH = 30 FT.

**ARCHITECTURAL  
DIMENSIONS**

300 Frank H. Ogawa Plaza, Suite 375  
Oakland, CA 94612  
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

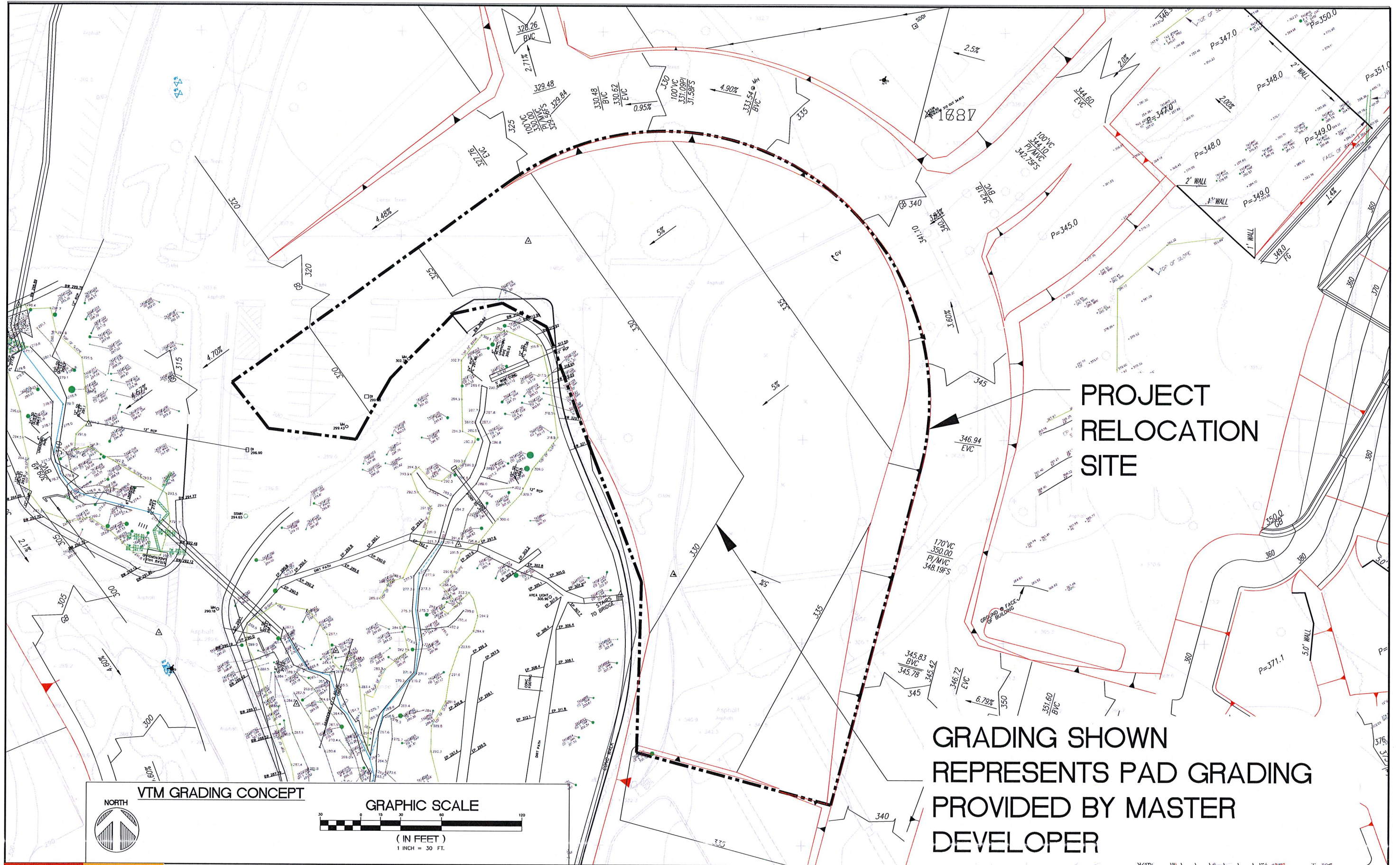
**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

**EXISTING  
CONDITIONS  
AT NEW SITE**

JOB NO.  
SC002  
DATE.  
01.27.2017

DRAWING NO.  
**DR-5.1**





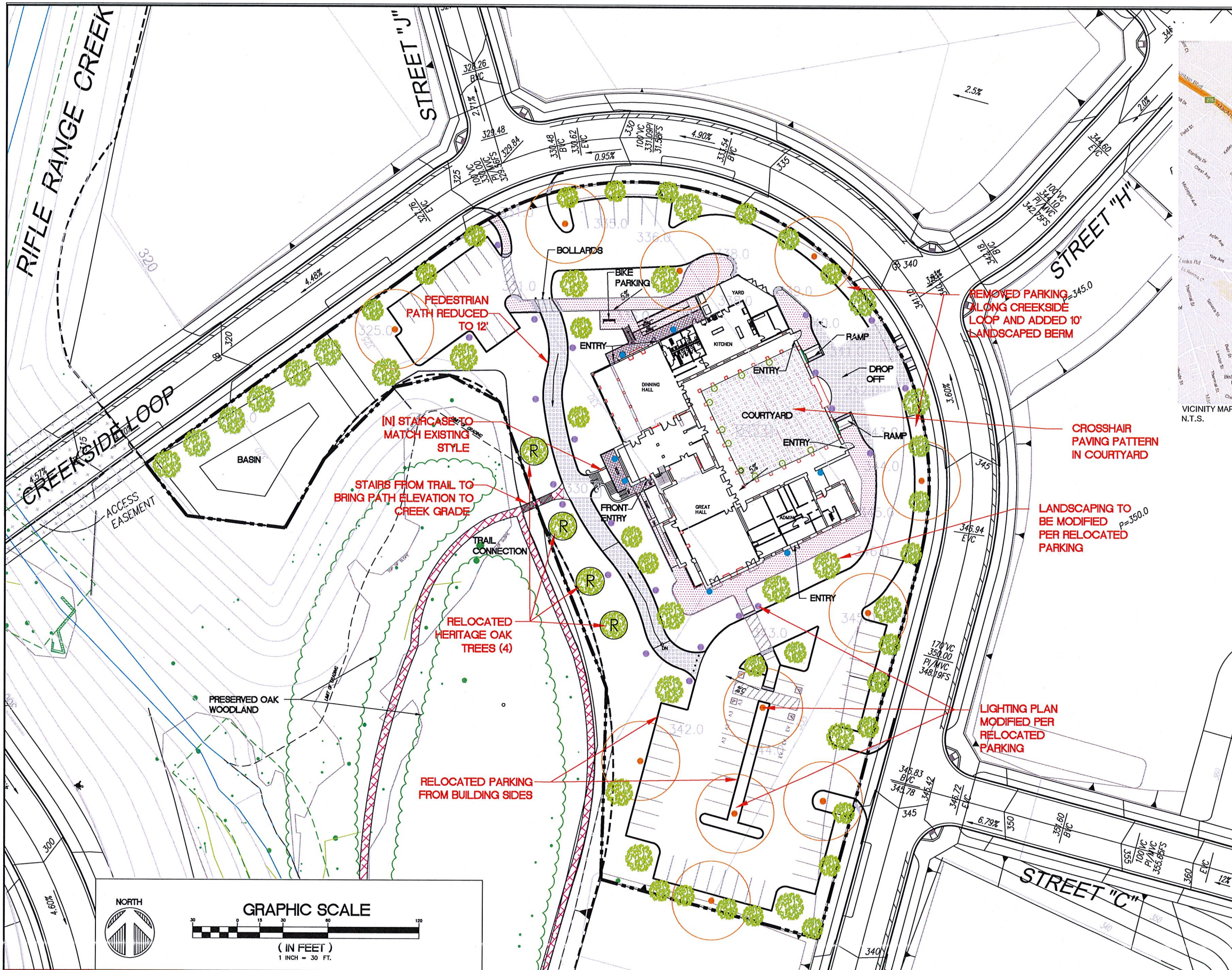
**VTM GRADING CONCEPT**

**GRAPHIC SCALE**

( IN FEET )

1 INCH = 30 FT.



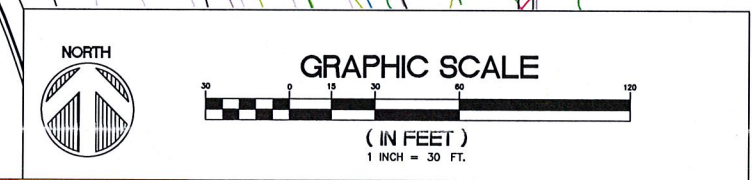


**PROJECT SUMMARY**

Site Area: 120,580 S.F.  
 Building Area: 13,560 S.F.  
 Courtyard/ Arcade 7,059.2 S.F.  
 Parking Provided: 73 Spaces  
 First Floor Elevation: 342'  
 Highest Point (Top of Tower): 390'  
 (48' from Lobby Floor)

**LEGEND:**

	PROPOSED CONTOUR
	RETAINING WALL (HEIGHT VARIES)
	ROADWAY GRADE
	SLOPE
	BEGIN VERTICAL CURVE
	END VERTICAL CURVE
	MIDPOINT VERTICAL CURVE
	POINT OF INTERSECTION
	VERTICAL CURVE
	PAD ELEVATION
	TRAIL (BY MASTER DEVELOPER)
	PROPERTY LINE
	CONSERVATION BOUNDARY
	SIDEWALK
	GREEN WALL
	TREES IN CREEK RESTORATION TO REMAIN
	BOLLARD LIGHT
	POLE LIGHT
	BUILDING WALL LIGHT



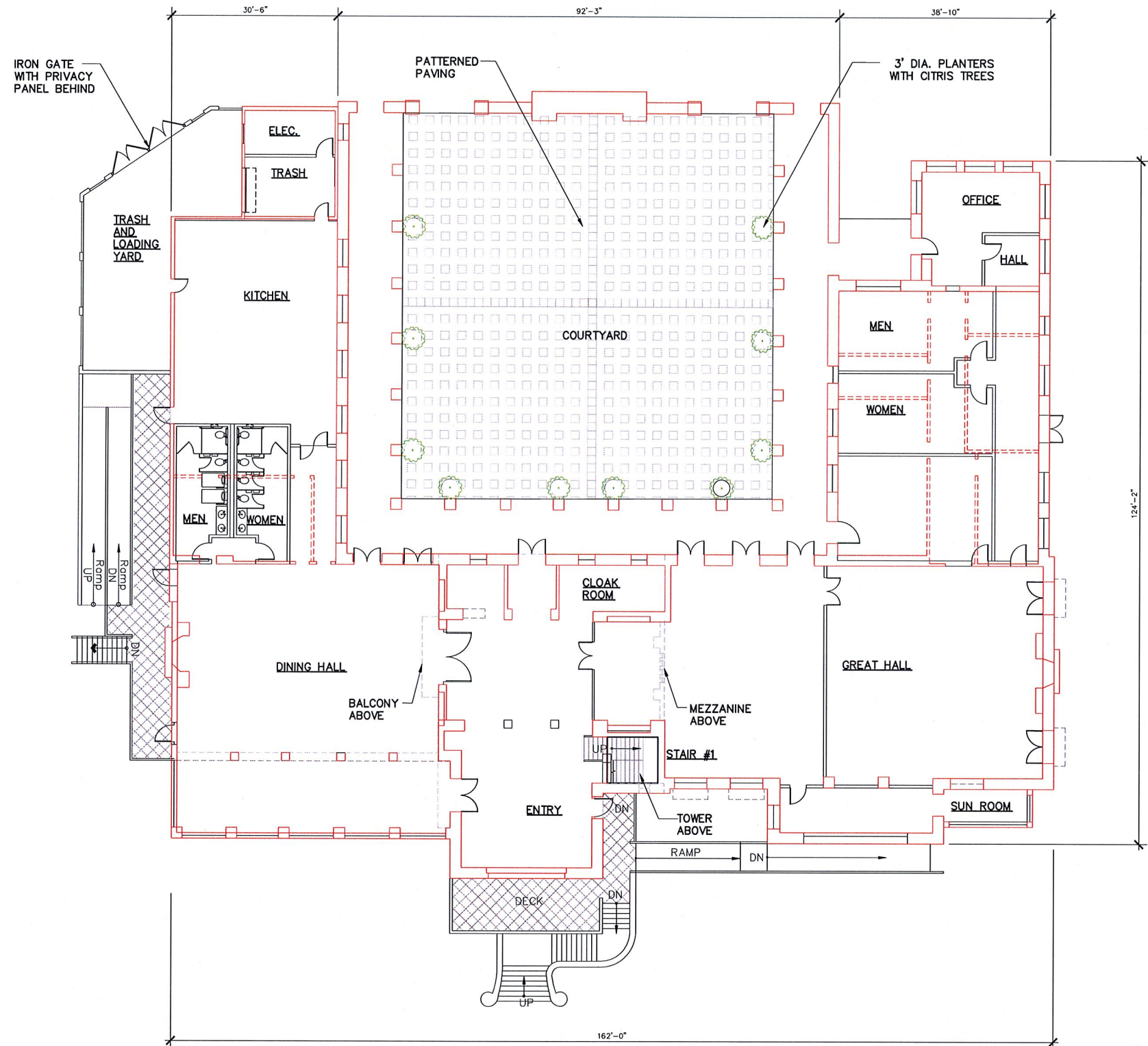
**ARCHITECTURAL DIMENSIONS**  
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 MOUNTAIN BLVD. & SEQUOYAH RD  
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**PROPOSED SITE PLAN**

JOB NO. SC002  
 DRAWING NO. **DR-6**  
 DATE. 01.27.2017



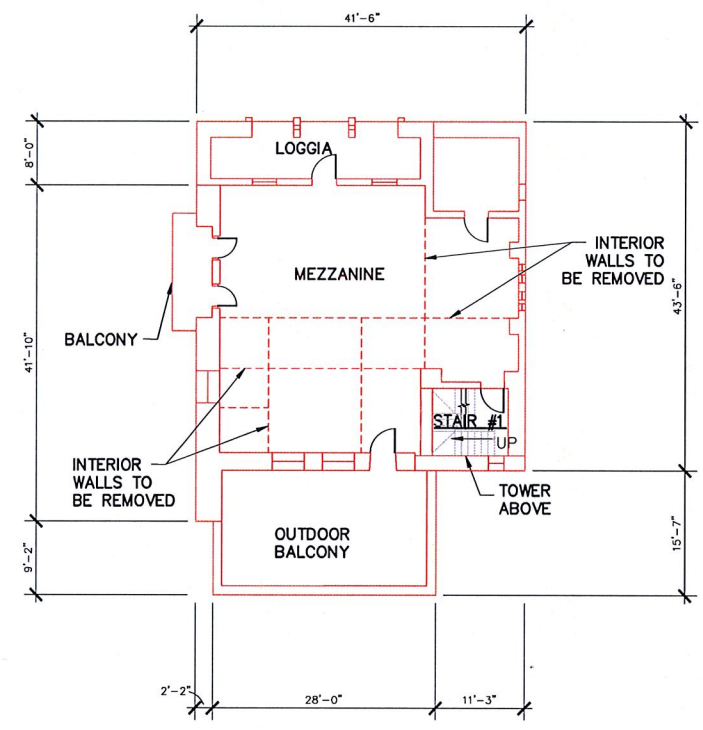


**FLOOR PLAN- GROUND LEVEL**

3/64" = 1'-0"

**NOTES**

1. EXISTING WALLS IN RED  
(----- TO BE REMOVED)
2. NEW POSSIBLE WORK IN BLACK FOR FUTURE TENANTS UNKNOWN



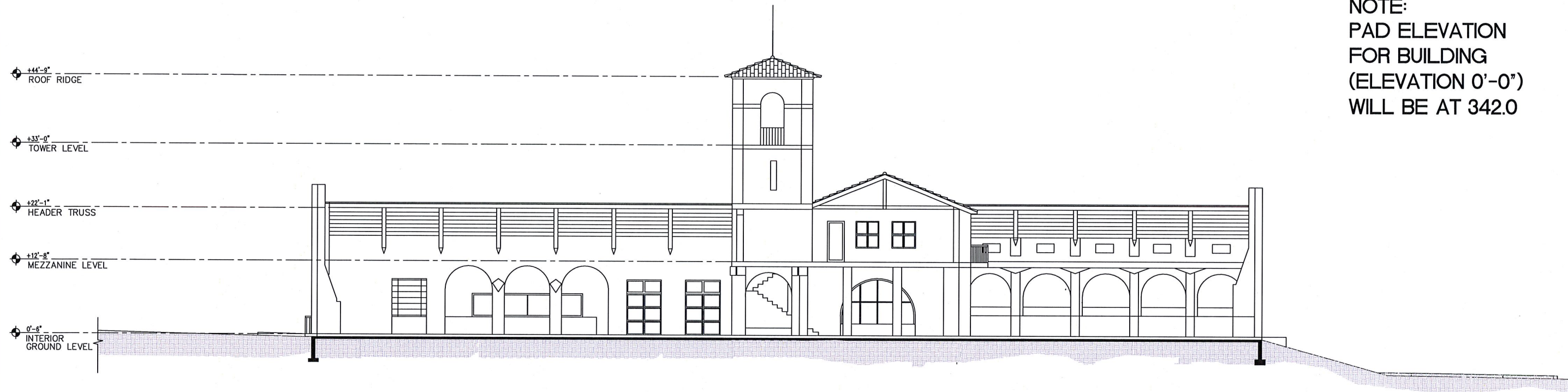
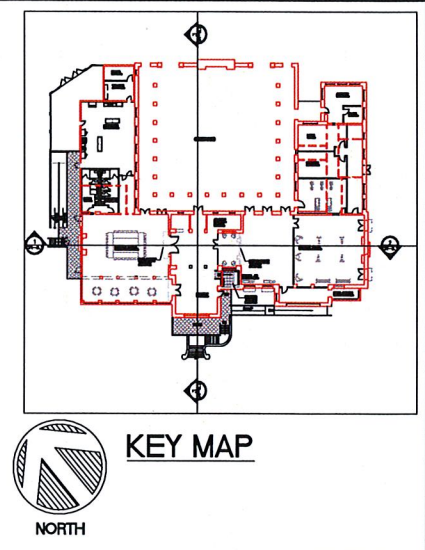
**FLOOR PLAN- MEZZANINE LEVEL**

3/64" = 1'-0"





**1 NORTH SECTION**  
SCALE: 1/8" = 1'-0"



**2 SOUTH SECTION**  
SCALE: 1/8" = 1'-0"

NOTE:  
PAD ELEVATION  
FOR BUILDING  
(ELEVATION 0'-0")  
WILL BE AT 342.0

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DIMENSIONS**

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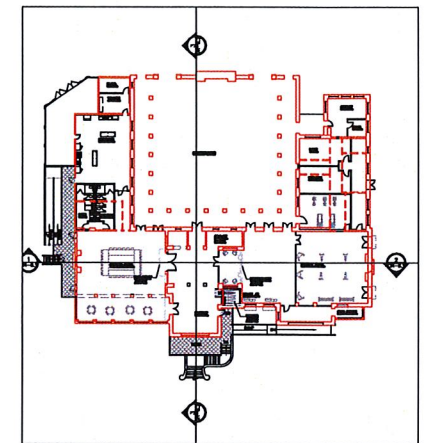
PROJECT INFO.

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**BUILDING  
SECTIONS**

JOB NO.  
SC002  
DATE.  
01.27.2017

DRAWING NO.  
**DR-8.1**



KEY MAP

NOTE:  
 PAD ELEVATION  
 FOR BUILDING  
 (ELEVATION 0'-0")  
 WILL BE AT 342.0



**3 WEST SECTION**  
 SCALE: 1/8" = 1'-0"

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 DIMENSIONS**

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PROJECT INFO.

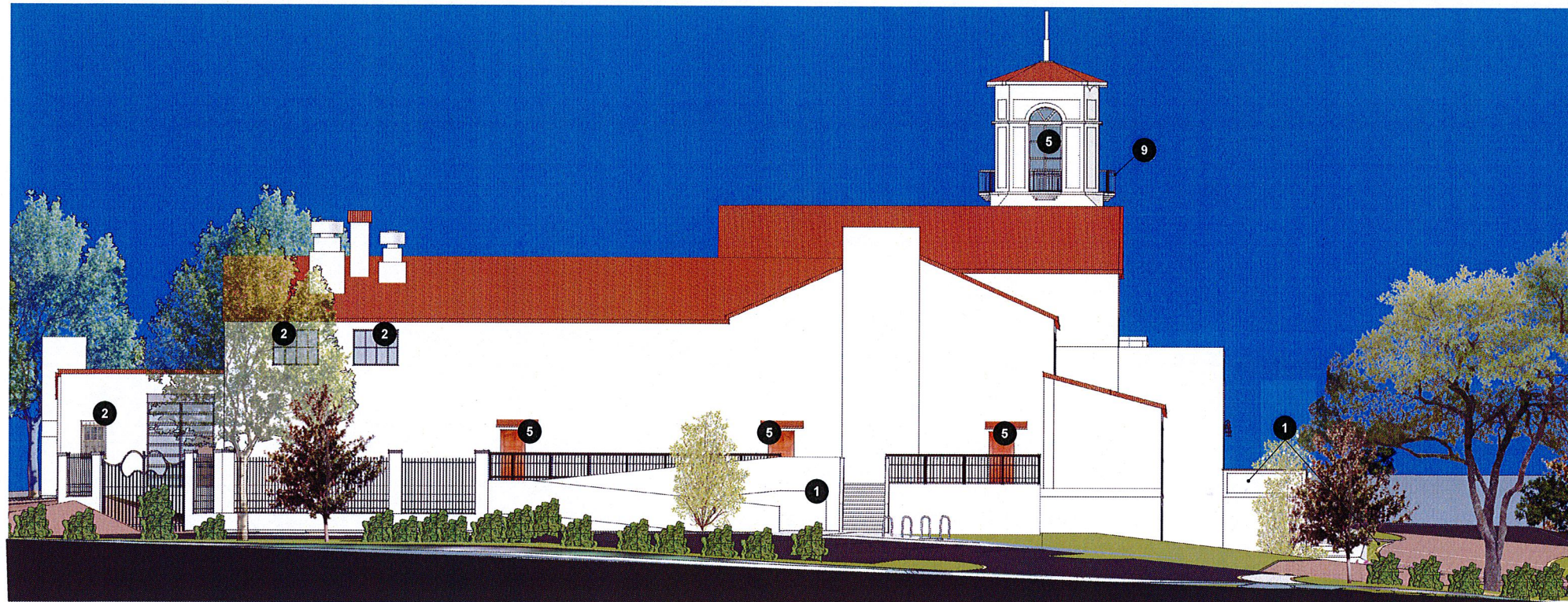
**CLUB KNOLL**  
 MOUNTAIN BLVD. & SEQUOYAH RD  
 OAKLAND, CA. 94605

**BUILDING  
 SECTIONS**

JOB NO.  
 SC002  
 DATE.  
 01.27.2017

DRAWING NO.  
**DR-8.2**





**North Elevation**  
Scale: 1/8" = 1'-0"

+48'-0"  
T.O. TOWER

+32'-4"  
TOWER LEVEL

+8'-4"  
MEZZANINE LEVEL

+0'-0"  
GROUND FLOOR

**General Exterior Elevation Notes**

1. Colors indicated on this drawing are approximate and will vary depending on printer/monitor display source. Refer to Colors and Materials Boards for true representation of all proposed finishes.
2. All landscaping indicated on this drawing is diagrammatic and intended only to convey a sense of general landscaped areas. Refer to actual Landscape Plan for all proposed landscaping.

**Material/Finish Legend**

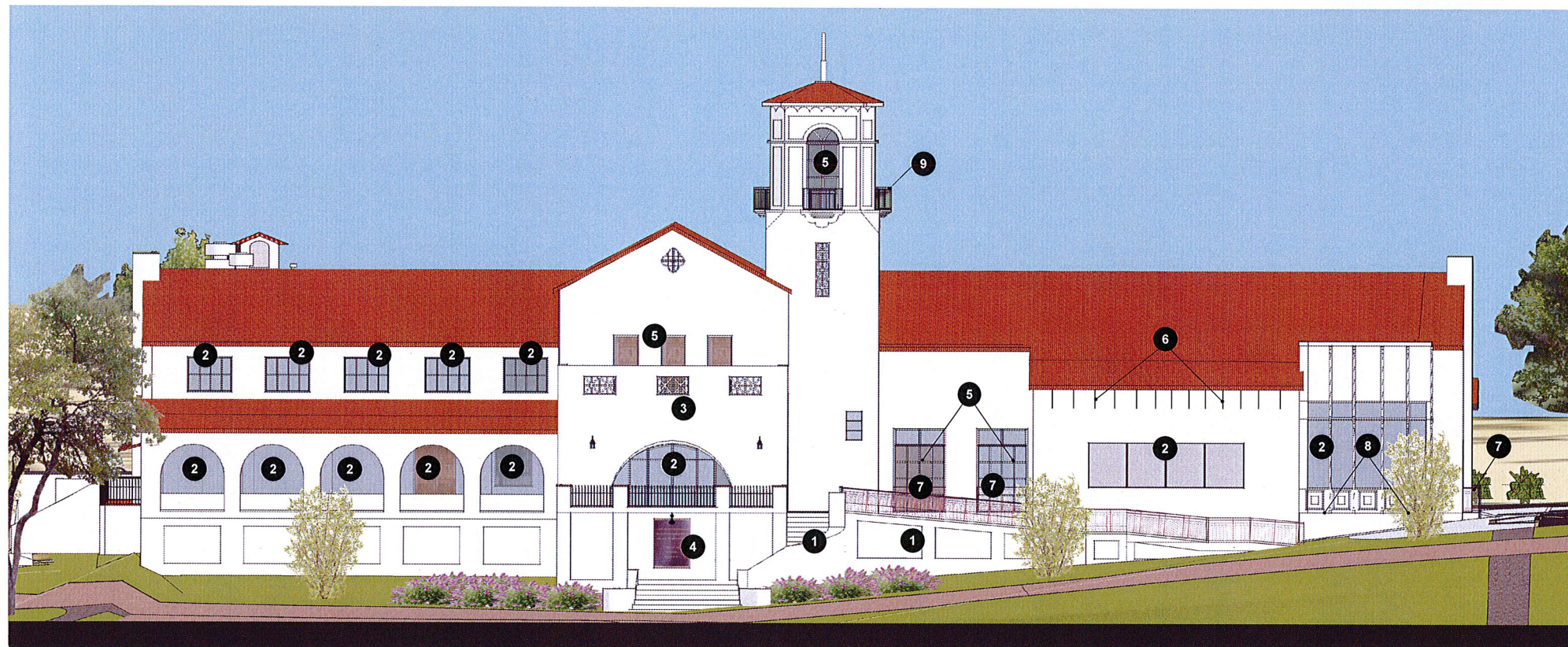
Refer to Colors and Materials Boards for true representation of all proposed finishes.

- STC-1** Painted Smooth Stucco
- CT-1** Clay Tile
- GLZ-1** Glazing
- PW-1** Painted Wood

**Keynotes**

Note: Not all keynotes listed apply to this particular sheet.

- 1** (N) Front Staircase and Accessible Ramp
- 2** Restored Windows
- 3** (N) Lighting Fixtures
- 4** Commemorative Plaque
- 5** Restored Doors
- 6** Restored Metal Corbels
- 7** Restored Juliet Balcony
- 8** Restored Wooden Details
- 9** Restored Metal Handrails



**West (Front) Elevation**  
Scale: 1/8" = 1'-0"

+48'-0"  
T.O. TOWER

+32'-4"  
TOWER LEVEL

+8'-4"  
MEZZANINE LEVEL

+0'-0"  
GROUND FLOOR

-12'-0"  
BOTTOM OF STAIRS

**ARCHITECTURAL  
DIMENSIONS**

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**CLUB KNOLL**  
**MOUNTAIN BLVD. & SEQUOYAH RD**  
**Oakland, CA. 94605**

JOB NO.  
SC002  
DATE  
01.27.2017

DRAWING NO.  
**DR-9.1**



**General Exterior Elevation Notes**

1. Colors indicated on this drawing are approximate and will vary depending on printer/monitor display source. Refer to Colors and Materials Boards for true representation of all proposed finishes.
2. All landscaping indicated on this drawing is diagrammatic and intended only to convey a sense of general landscaped areas. Refer to actual Landscape Plan for all proposed landscaping.

**Material/Finish Legend**

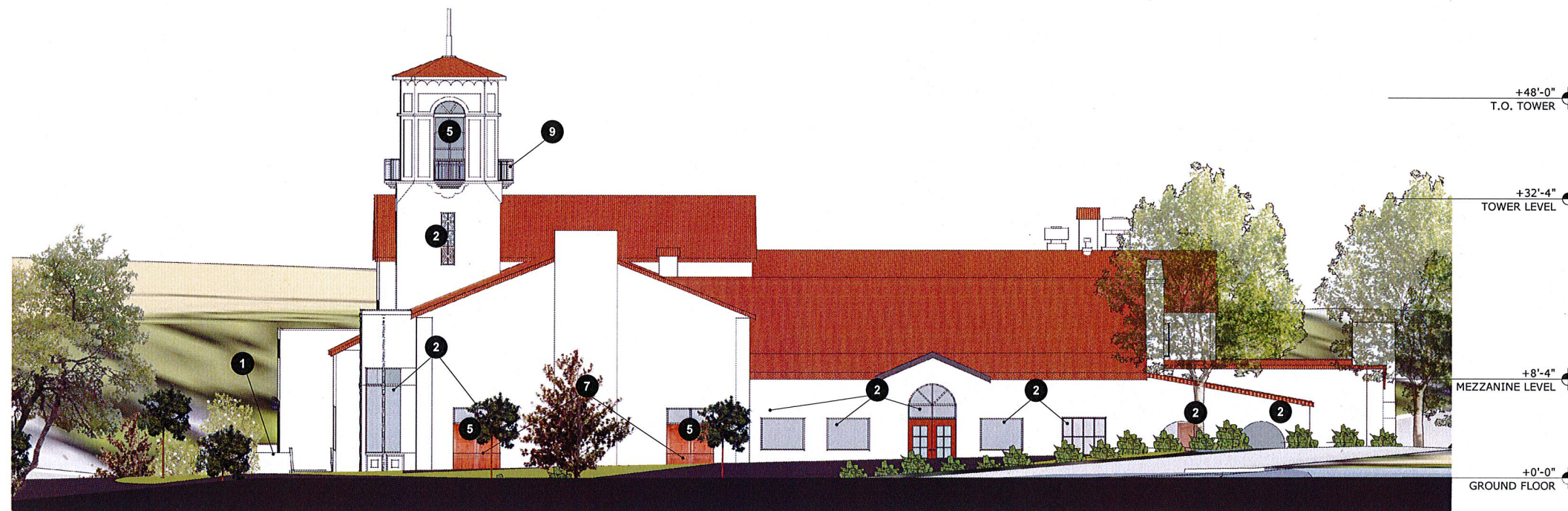
Refer to Colors and Materials Boards for true representation of all proposed finishes.

- STC-1** Painted Smooth Stucco
- CT-1** Clay Tile
- GLZ-1** Glazing
- PW-1** Painted Wood

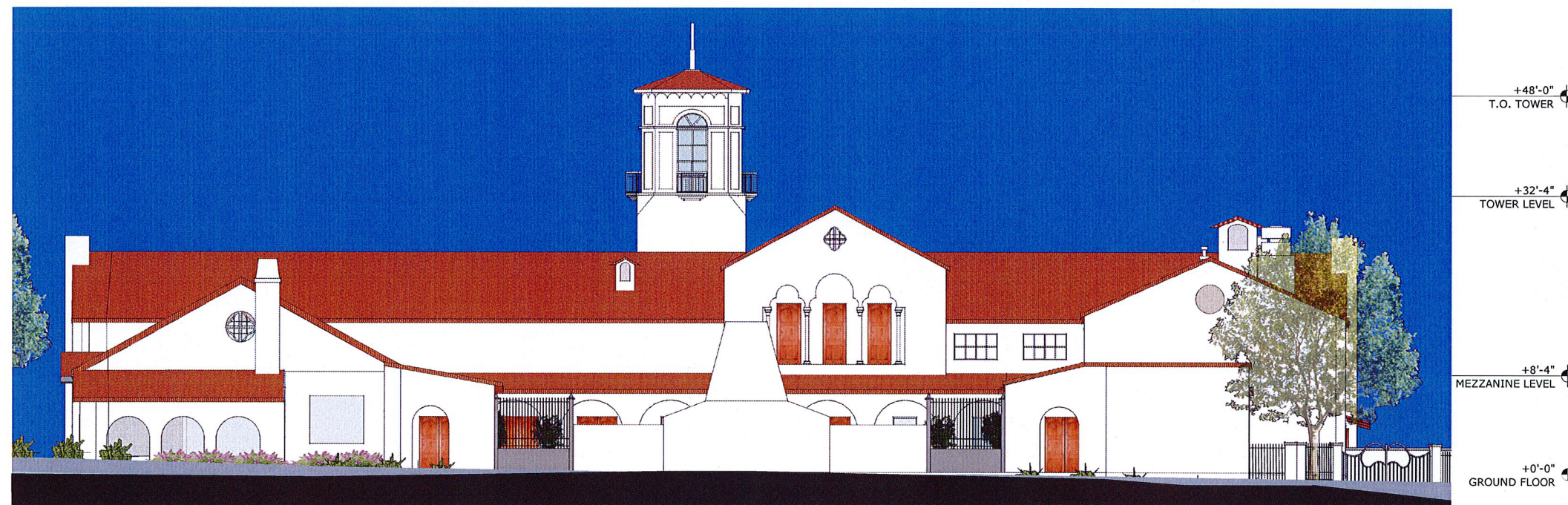
**Keynotes**

Note: Not all keynotes listed apply to this particular sheet.

- 1** (N) Front Staircase and Accessible Ramp
- 2** Restored Windows
- 3** (N) Lighting Fixtures
- 4** Commemorative Plaque
- 5** Restored Doors
- 6** Restored Metal Corbels
- 7** Restored Juliet Balcony
- 8** Restored Wooden Details
- 9** Restored Metal Handrails



**South Elevation**  
Scale: 1/8" = 1'-0"



**East (Rear) Elevation**  
Scale: 1/8" = 1'-0"

**ARCHITECTURAL  
DIMENSIONS**

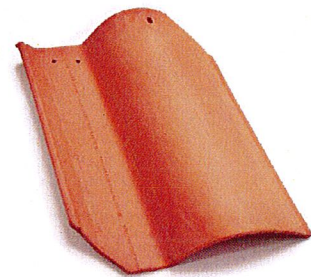
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**CLUB KNOLL**  
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Oakland, CA. 94605

JOB NO.  
SC002  
DATE  
01.27.2017

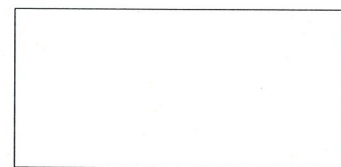
DRAWING NO.  
DR-9.2





CT-1

RECLAIMED AND RESTORED CLAY TILES



REHABILITATED PAINTED TEXTURED STUCCO

STC-1



MTL-1

RESTORED METAL RAILINGS



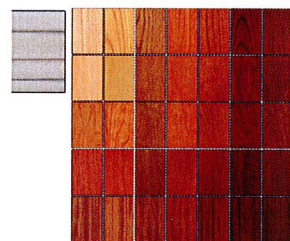
LT-1

EXTERIOR LIGHT FIXTURE



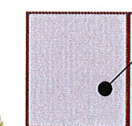
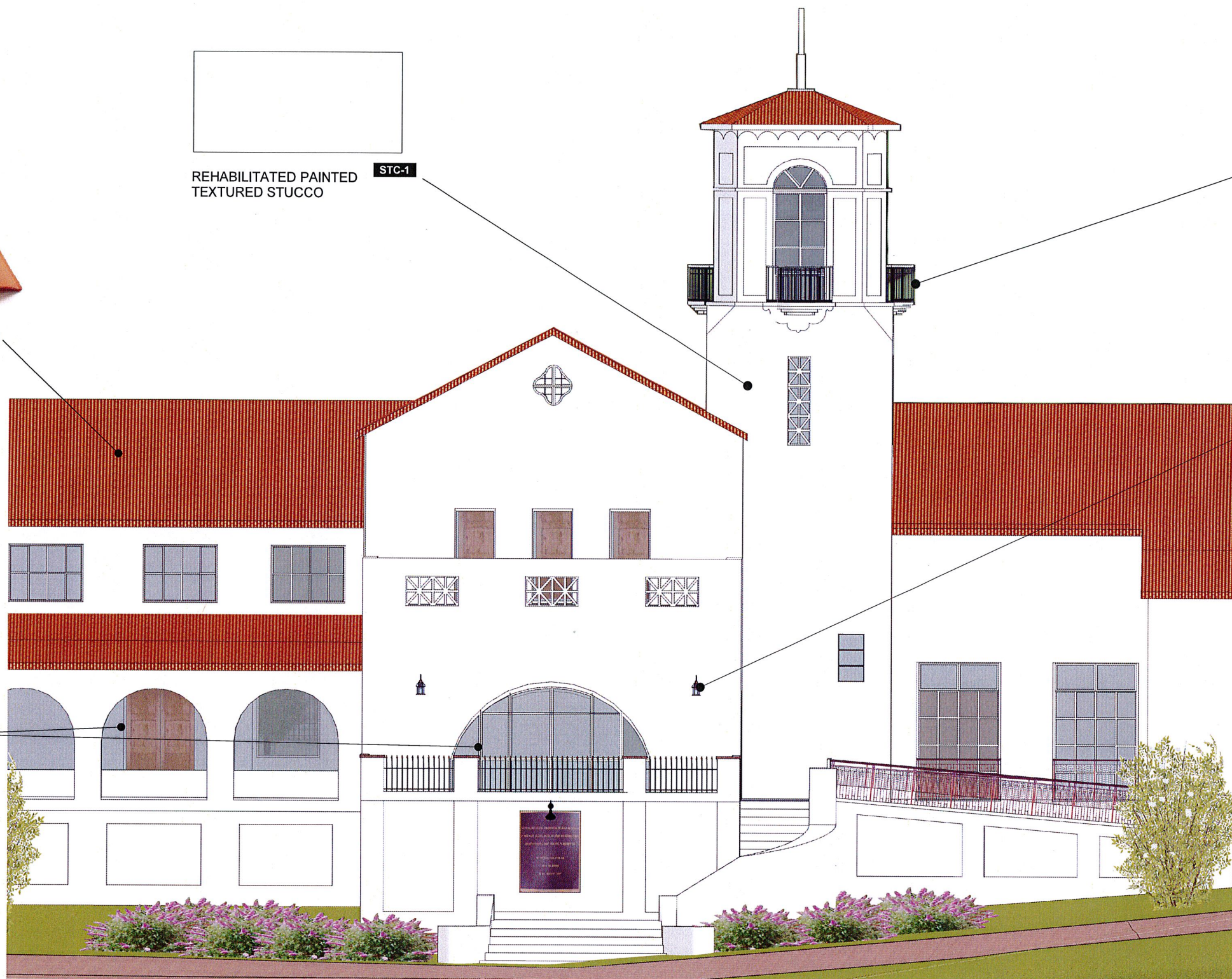
GLZ-1

SINGLE-PANED STATIONARY GLASS SYSTEM TO MATCH EXISTING

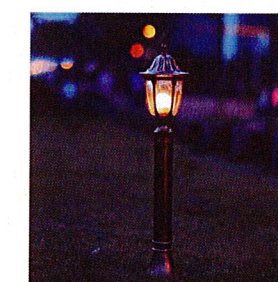


PW-1

RESTORED WOOD TO MATCH EXISTING WINDOW AND DOOR FRAMES



LT-2



LT-3

OUTDOOR LIGHTING

**MATERIALS**

Scale: NTS

**ARCHITECTURAL  
DIMENSIONS**

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**CLUB KNOLL  
MOUNTAIN BLVD. & SEQUOYAH RD  
Oakland, CA. 94605**

JOB NO.  
SC002  
DATE  
01.27.2017

DRAWING NO.  
DR-10





-  **Street Tree**  
*Acer buergerianum*, Trident Maple  
medium deciduous tree
-  **Street Tree**  
*Laurus nobilis* 'Saratoga', Saratoga Bay Laurel  
medium evergreen tree
-  **Interior Tree**  
*Arbutus* 'Marina', Strawberry Tree  
medium evergreen tree
-  **Interior Tree**  
*Ceanothus* 'Ray Hartman', Wild Lilac  
small flowering evergreen tree
-  **Interior Tree**  
*Quercus agrifolia*, Coast Live Oak
-  **Landscape Berm for Screening**

**Shrubs**  
Criteria: No wider than 8-feet, no larger than 10-feet tall at maturity, drought tolerant, native or climate adapted.  
Location: In planting areas, Landscape berm

- *Arctostaphylos densiflora*, 'Howard McMinn', Howard McMinn manzanita
- *Ceanothus* 'Wheeler Canyon', Blue Mountain Lilac
- *Heteromeles arbutifolia*, Toyon
- *Mahonia* 'Golden Abundance', Oregon Grape

**Entrance Plantings**  
Criteria: Historically sensitive plantings that highlight the mission style architecture and are drought tolerant.  
Location: Pedestrian entrances

- *Iris douglasiana* 'Canyon Snow', Douglas Iris
- *Salvia leucantha* 'Santa Barbara', Mexican Bush Sage
- *Geranium Rozanne*, Rozanne geranium
- *Frangula californica*, 'Eve Case', Eve Case coffeeberry
- *Westingia fruticosa*, Coast Rosemary

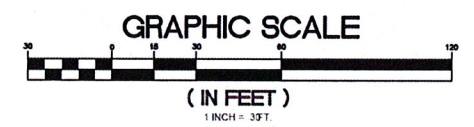
**Ground Covers**  
Criteria: No wider than 8-feet, up to 42 inches tall, drought tolerant, native or climate adapted.  
Location: Under trees and in planting areas.

- *Arctostaphylos* 'Pacific Mist', Pacific Mist manzanita
- *Epilobium californicum*, California fuchsia
- *Carex divulsa*, Berkeley Sedge
- *Eriogonum grande* var. *rubescens*, red-flowered buckwheat

**Detention Basin**  
Criteria: Sod to withstand periods of dry and wet conditions and adaptive to most soil conditions.  
Location: Detention Basin

- Delta Bluegrass Biofiltration Sod - Basin Bottom
- Delta Bluegrass Native Preservation Mix - Basin Slopes

**Bay Friendly**  
This project will conform to the Bay-Friendly Scorecard for Civic, Commercial and Multifamily Landscapes Version 4 including design criteria for shaded site pavement.



**ARCHITECTURAL  
DIMENSIONS**

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Oakland, CA 94612  
TEL. 510.463.8300 • FAX. 510.463.8395

**GOLDEN ASSOCIATES**  
LANDSCAPE ARCHITECTURE URBAN DESIGN PLANNING  
300 FRANK H. OGAWA PLAZA, SUITE 375, OAKLAND, CA 94612  
TEL. 510.465.4032 • FAX. 510.465.5325 • CALIC. #2431

PROJECT INFO.

**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

**LANDSCAPE PLAN**

JOB NO.  
SC002  
DATE  
01.27.2017

DRAWING NO.  
**DR-11.1**





Entrance Planting: *Iris douglasiana* 'Canyon Snow,' Douglas Iris



Entrance Planting: *Salvia leucantha* 'Santa Barbara,' Mexican Sage Bush



Shrub: *Frangula californica* 'Eve Case', Coffeeberry



Entrance Planting: *Geranium rozanne*, Rozanne Geranium



Shrub: *Arctostaphylos* 'Howard McMinn', Howard McMinn manzanita



Club Knoll Rendering



Shrub: *Westingria fruticosa*, Coast Rosemary



Shrub: *Mahonia* 'Golden Abundance'



3' Diameter Planters with Citrus Trees: Example



Shrub: *Heteromeles arbutifolia*, Toyon



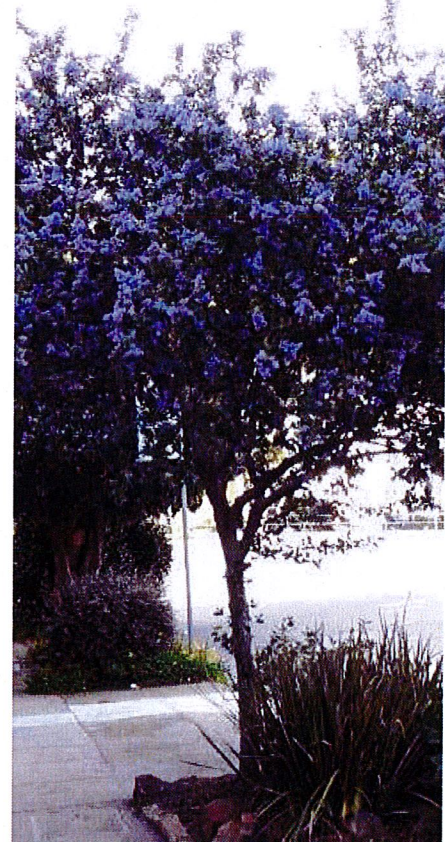
Ground Cover: *Erigonum grande* var. *rubescens*  
Red-flowered buckwheat detail



Street Tree: *Lauris nobilis* 'Saratoga,' Saratoga Bay Laurel



Interior Tree: *Arbutus* 'Marina,' Strawberry Tree



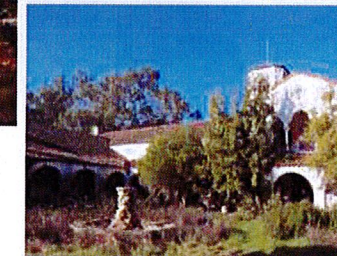
Street Tree: *Acer buergerianum*, Trident Maple



Interior Tree: *Quercus agrifolia*, Coast Live Oak



# CLUB KNOLL RELOCATION & REHABILITATION



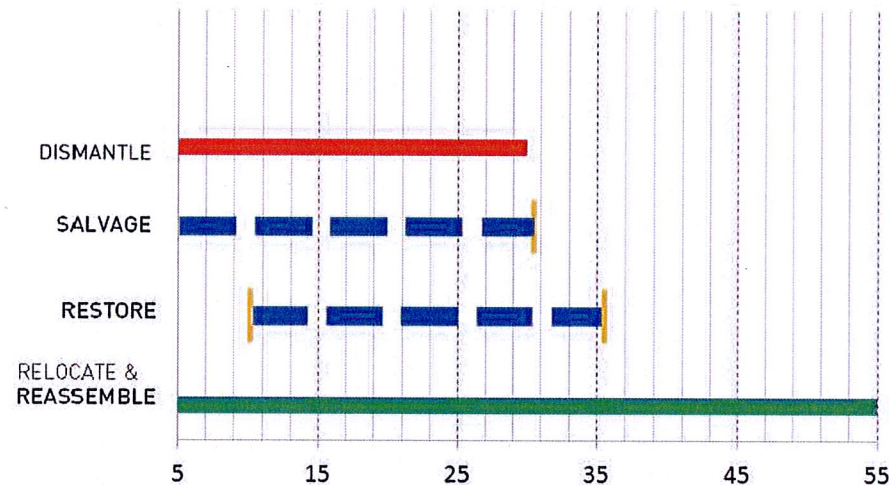
**OLD SITE \* DISMANTLE**

① MOBILIZE AND CLEAR SITE OF DEBRIS

**WEEK 3**

## SCHEDULE

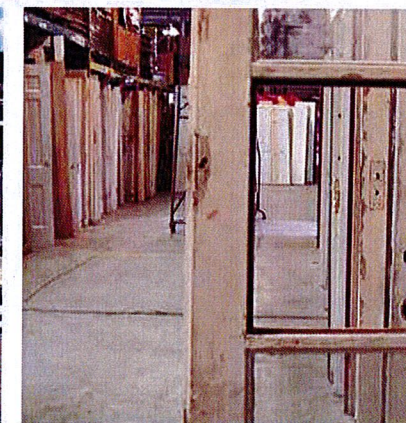
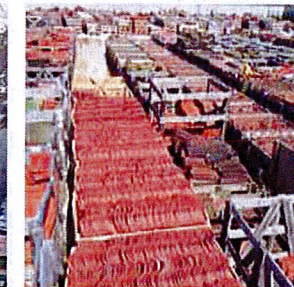
**PHASES**



\* 3 months Pre- Construction will be dedicated to the creation of a Temp. Transportation route.  
3 months Post- Construction will be dedicated to demo of Temp. Transportation route.

**WEEKS**

**NEW SITE \* RELOCATE & REASSEMBLE**



MOBILIZE CONSTRUCTION AND CREATE SALVAGE YARD AT NEW SITE

**ARCHITECTURAL  
DIMENSIONS**

300 Frank H. Ogawa Plaza, Suite 375  
Oakland, CA 94612  
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

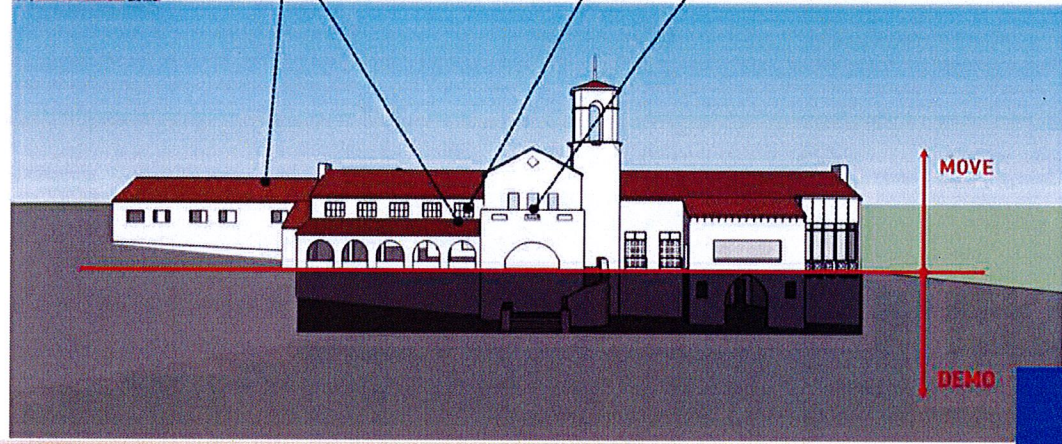
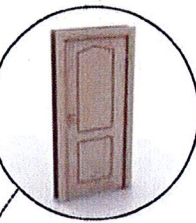
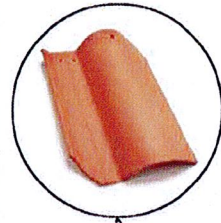
**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

**METHODOLOGY  
OF RELOCATION**

JOB NO.  
SC002  
DATE.  
01.27.2017

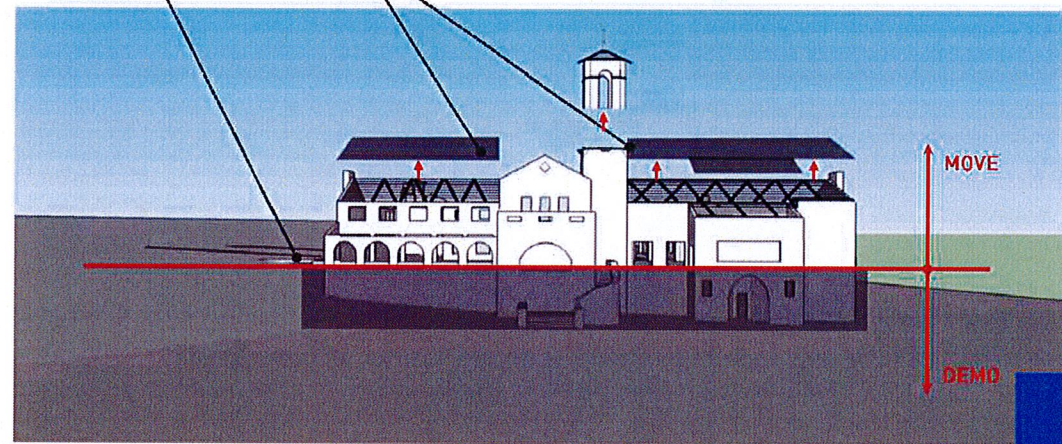
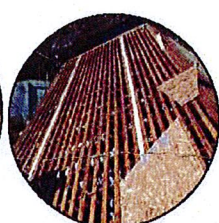
DRAWING NO.  
**DR-12.1**





2 SALVAGE ROOF TILE, WINDOWS, AND DOORS

WEEK 7



3 DEMO SIDE WING, ROOF SHEATHING REMOVE SALVAGE AND MOVE TOWER

WEEK 10



GRADING AND UNDERGROUND UTILITIES



UNDER-SLAB UTILITIES/ UNDERGROUND UTILITIES

ARCHITECTURAL  
DIMENSIONS

300 Frank H. Ogawa Plaza, Suite 375  
Oakland, CA 94612  
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PROJECT INFO.

CLUB KNOLL  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

METHODOLOGY  
OF RELOCATION

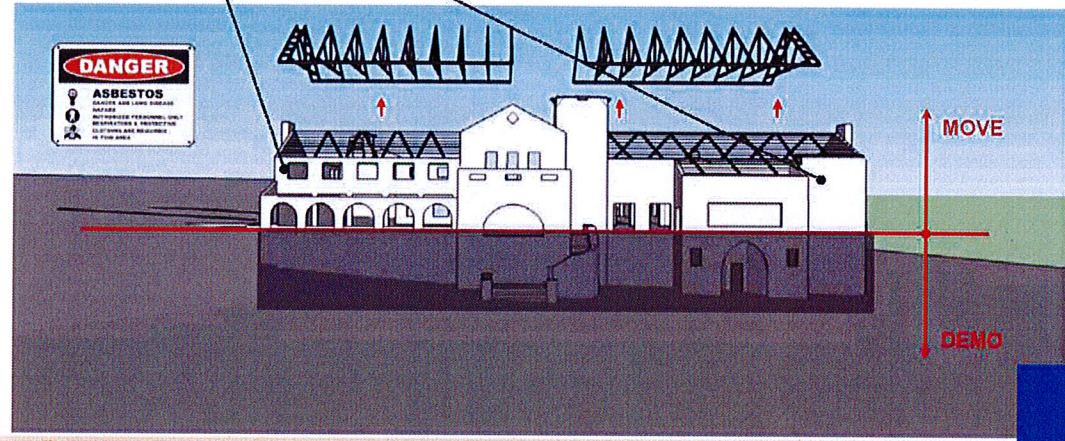
JOB NO.  
SC002  
DATE.  
01.27.2017

DRAWING NO.  
DR-12.2





- SALVAGE LIST**
- Trusses
  - Millwork
  - Flooring
  - Railings

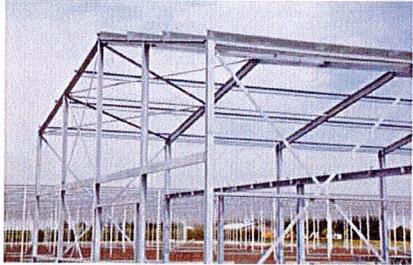


**4 DEMO INTERIOR SYSTEMS/SALVAGE PARTS**

**WEEK 16**

**5 SHORE BUILDING/SCAFFOLD/BRACE**

**WEEK 26**



**FOUNDATION AND SLAB CONSTRUCTION**

**BUILD STEEL SKELETON / ASSEMBLE COMPONENTS**

**ARCHITECTURAL DIMENSIONS**

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Oakland, CA 94612  
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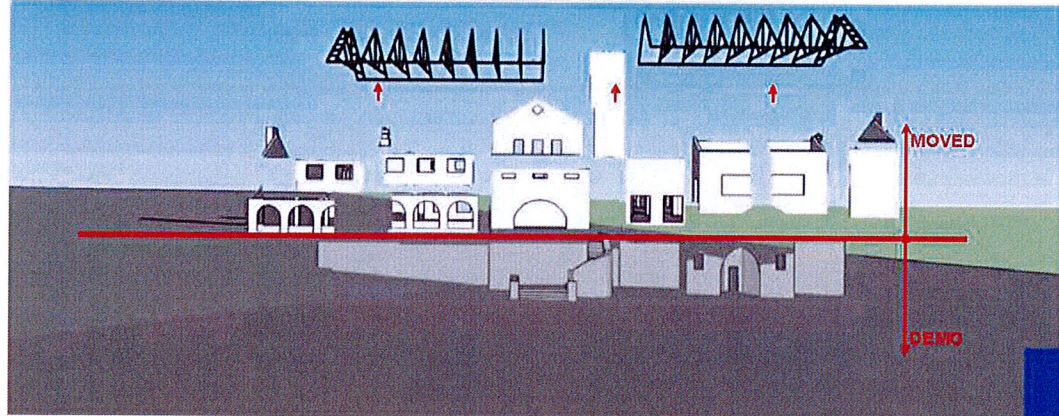
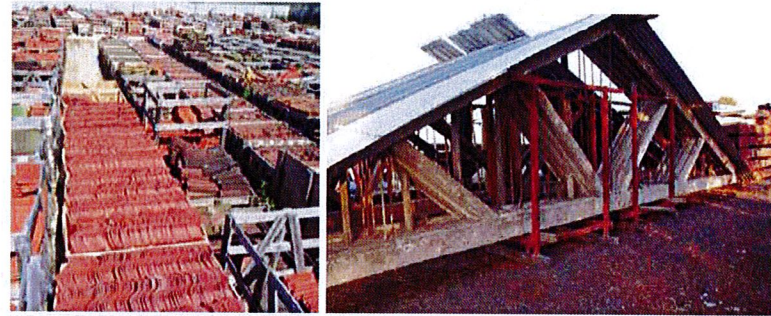
PROJECT INFO.

**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

**METHODOLOGY OF RELOCATION**

JOB NO. SC002  
DATE. 01.27.2017  
DRAWING NO. **DR-12.3**

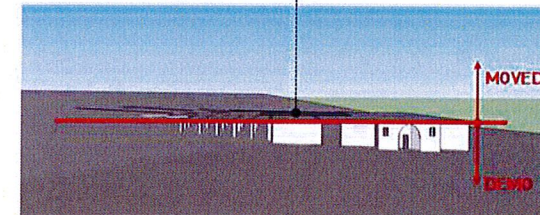




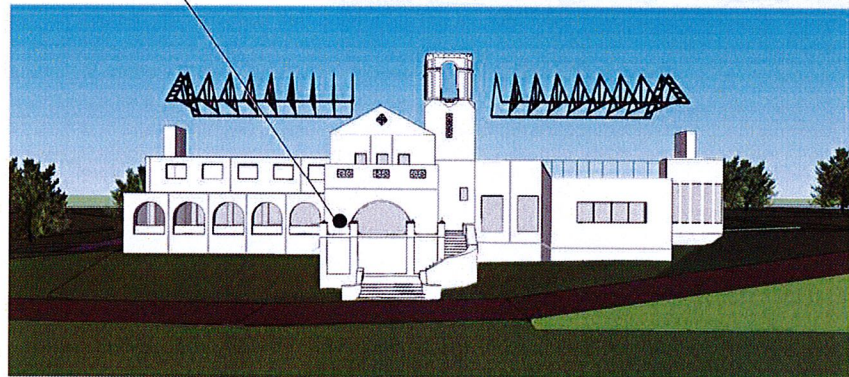
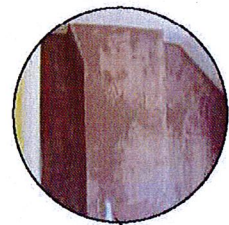
6 COMPONENTS DISMANTLED AND MOVED

END OF DISMANTLEMENT

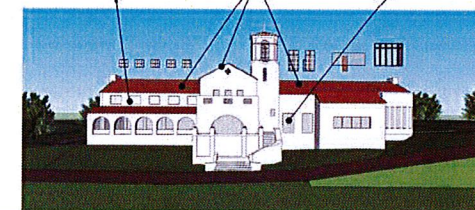
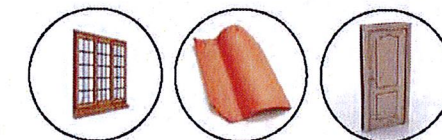
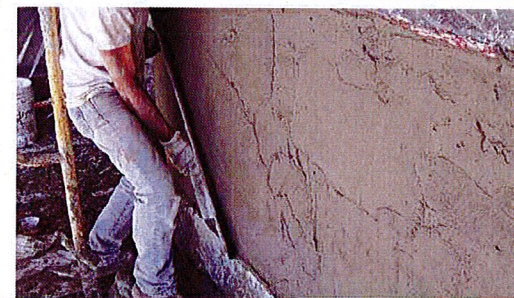
WEEK 30



7 DEMO LOWER LEVEL / FILL AND GRADING



REASSEMBLY OF WALLS CONTINUES / REINSTALL ROOF TRUSSES



REASSEMBLE SALVAGED COMPONENTS AND PARTS, SUCH AS, ROOF TILE, WINDOWS, AND DOORS

ARCHITECTURAL  
DIMENSIONS

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PROJECT INFO.

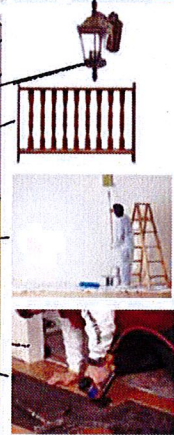
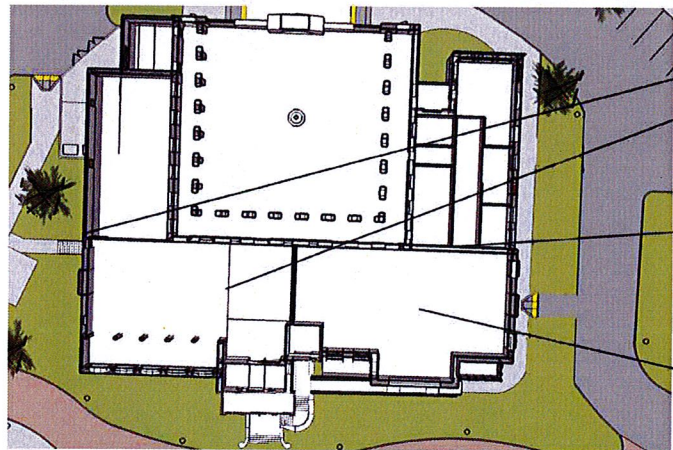
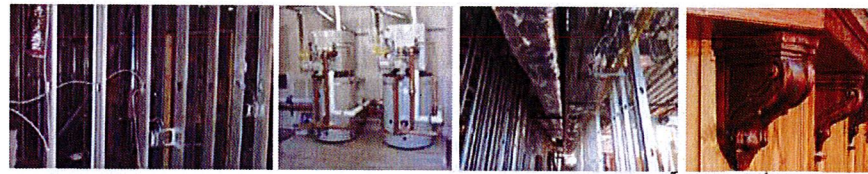
CLUB KNOLL  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

METHODOLOGY  
OF RELOCATION

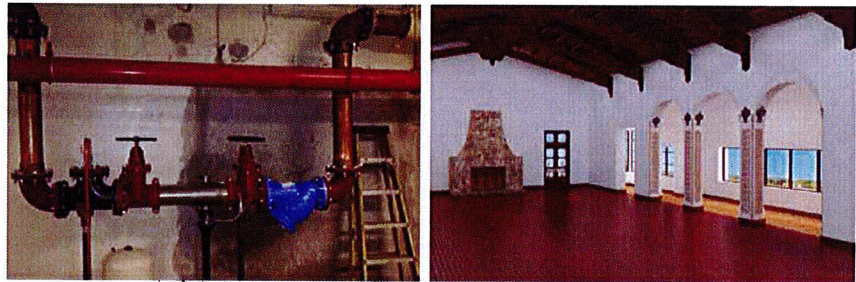
JOB NO.  
SC002  
DATE.  
01.27.2017

DRAWING NO.  
DR-12.4

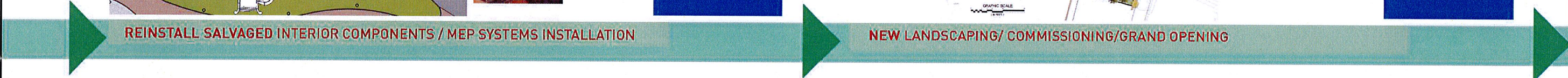




WEEK 45



WEEK 55



**ARCHITECTURAL  
DIMENSIONS**  
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Oakland, CA 94612  
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.  
**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

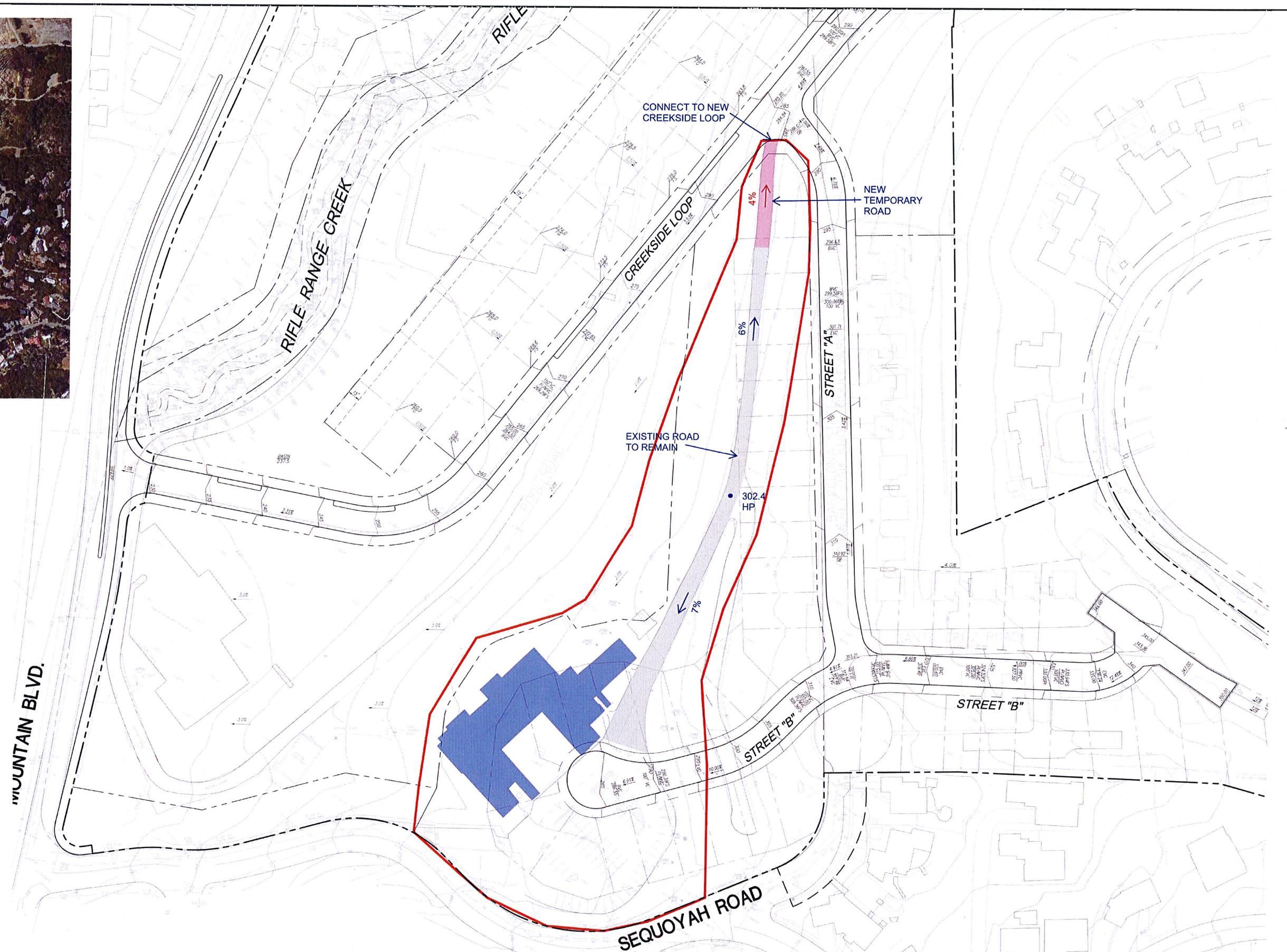
**METHODOLOGY  
OF RELOCATION**

JOB NO.  
SC002  
DATE.  
01.27.2017  
DRAWING NO.  
**DR-12.5**





**AERIAL VIEW**



\* REMAINDER OF ROUTE  
WILL FOLLOW CREEKSIDE  
LOOP TO NEW SITE

**ARCHITECTURAL  
DIMENSIONS**

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Oakland, CA 94612  
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PROJECT INFO.

**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

**PROPOSED  
TRAVEL ROUTE**

JOB NO.  
SC002  
DATE.  
01.27.2017

DRAWING NO.  
**DR-12.6**



**CLUB KNOLL**  
**Relocation and Replacement**  
**Matrix By Building Part/Component**

BUILDING COMPONENTS	% EXISTING	% TO BE RELOCATED	% INTACT AFTER MOVE	% TO REPLACE DAMAGED DURING MOVE	% TO REPLACE MISSING NOW	EXPLANATION	METHOD OF REPLACEMENT
<b>INTERIOR</b>							
MECHANICAL SYSTEM	0	0	0	0	100	All New Systems	All New Systems
ELECTRICAL SYSTEM	0	0	0	0	100	All New Systems	All New Systems
SPRINKLER SYSTEM	0	0	0	0	100	All New Systems	All New Systems
PLUMBING SYSTEM	0	0	0	0	100	All New Systems	All New Systems
LIGHT FIXTURES	0	0	0	0	100	All New Systems	All New Systems
INTERIOR PLASTER/ DECORATIVE STUCCO	90	0	0	0	100	Deteriorated and Hazmat Content	All New Systems
HARDWARE	0	0	0	0	100	All hardware missing	Purchase new Hardware of same style
FIRE PLACES/Chimneys	100	100	85	15	0	Repoint Grout Loss	New Grout as Needed by Mason
ROOF TRUSSES	100	100	100	0	0		
WOOD CORBELS	90	90	90	0	10	Missing to be Replaced	Made by Casework Vendor to Match
PLASTER COLUMNS	90	90	90	10	0		
INTERIOR WOOD RAILINGS	90	90	90	0	10	Missing to be Replaced	Made by Casework Vendor to Match
WOOD CEILING	100	100	80	20	0	There is some existing damage due to water intrusion.	
DOORS	80	40	40	0	0	All doors may not be needed	
GRAFITTI	100	0	0	0	0	Not original	
WOOD FLOOR + BASEBOARDS	100	100	60	40	0	Existing damage at around 40% of flooring	
<b>EXTERIOR</b>							
EXTERIOR PLASTER/ DECORATIVE STUCCO	90	90	90	10	0	Damage to be Replaced	Patching by Plaster Contractor
EXTERIOR METAL RAILINGS	90	90	90	0	10	Missing to be Replaced	Made by Metal Fab Vendor to Match
DOORS	50	50	30	0	70	Missing to be Replaced	Made by Casework Vendor to Match
DOOR FRAMES	80	80	50	0	50	Missing to be Replaced	Made by Casework Vendor to Match
DOOR HARDWARE	0	0	0	0	100	Missing to be Replaced	Made by Casework Vendor to Match
WINDOWS FRAMES	90	90	75	15	10	Missing to be Replaced	Made by Casework Vendor to Match
GLASS	35	20	20	0	80	Missing to be Replaced	New Glass by Glazing Contractor
STRUCTURAL WOOD FRAME	100	90	90	10	0	Replace Dry Rot	Repairs by Framing Contractor
ROOF TILES	75	100	60	40	0	Use salvaged spare tiles from 3rd wing	Work by Roofing Contractor
FIREPLACE	100	100	90	10	0	Replace lost grout	New Grout as Needed by Mason
ROOF BRACKETS	50	50	50	0	50	Missing to be Replaced	Made by Metal Fab Vendor to Match
<b>APPROACH TO REPAIR AND REPLACEMENT OF PARTS</b>							
1. Salvaged parts will be cleaned and/or refinished either at the new building site or in shops of vendors that have appropriate expertise.							
2. Missing mechanical parts such as light fixtures and hardware will be purchased from manufacturers that have products that "match" existing style.							
3. Missing parts that can be fabricated locally like metal and wood railings, doors, windows, corbels, etc. will be fabricated by vendors that have appropriate expertise.							
4. Missing or damaged systems that have contemporary contractors or vendors of appropriate expertise will be used for trades like framing, plaster, mechanical, plumbing, electrical.							
5. All parts and systems will be inventoried and defined for reuse and repair as part of the construction documents to be permitted by the City.							
6. All parts and systems will be inspected and tracked during construction on process of rehabilitation and reuse.							



**CLUB KNOLL**  
**Relocation and Replacement**  
**Matrix By Building Part/Component**

<b>APPROACH TO RELOCATION OF BUILDING COMPONENTS that are character defining features.</b>										
o Relocated building will maintain irregular plan with varied massing										
Yes										
o Mix of roof types—gable and shed										
Will be maintained.										
o Tower to be relocated										
Yes										
o Varied openings										
Will be maintained.										
o Juliet balconies										
Will be relocated.										
o Covered arcade around courtyard										
Will be relocated.										
o Exterior stair to main level										
New reconstruction to match existing per Planning Commission										
o Stucco cladding										
Will be relocated with framing sections.										
o Built into hillside										
Built to simulate downslope on west side of building.										
o Open landscape around building										
Yes										
o Enclosed courtyard										
Will be the same.										
o Sequence of public spaces (lobby flanked by two large rooms)										
Will remain unchanged.										
o New Additions or New Construction										
If removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.										
o Wood Flooring										
If wood flooring is discovered it shall be inspected for soundness and retained if possible.										
o Character Defining Features Not Deteriorated										
Character defining features not deteriorated beyond repair shall be preserved during dismantling and properly installed and reassembled in their original locations.										

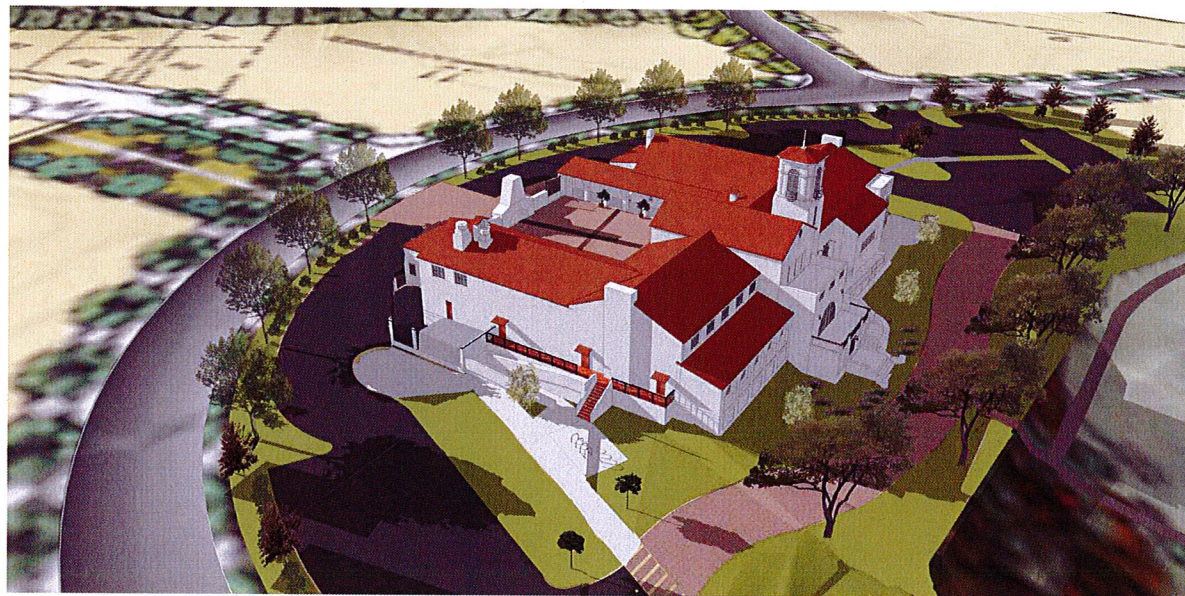




FRONT ELEVATION- NEW SITE



LOOKING NORTH AT EYE LEVEL- NEW SITE



LOOKING WEST PERSPECTIVE- NEW SITE



LOOKING SOUTH PERSPECTIVE- NEW SITE

**ARCHITECTURAL  
DIMENSIONS**

300 Frank H. Ogawa Plaza, Suite 375  
Oakland, CA 94612  
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

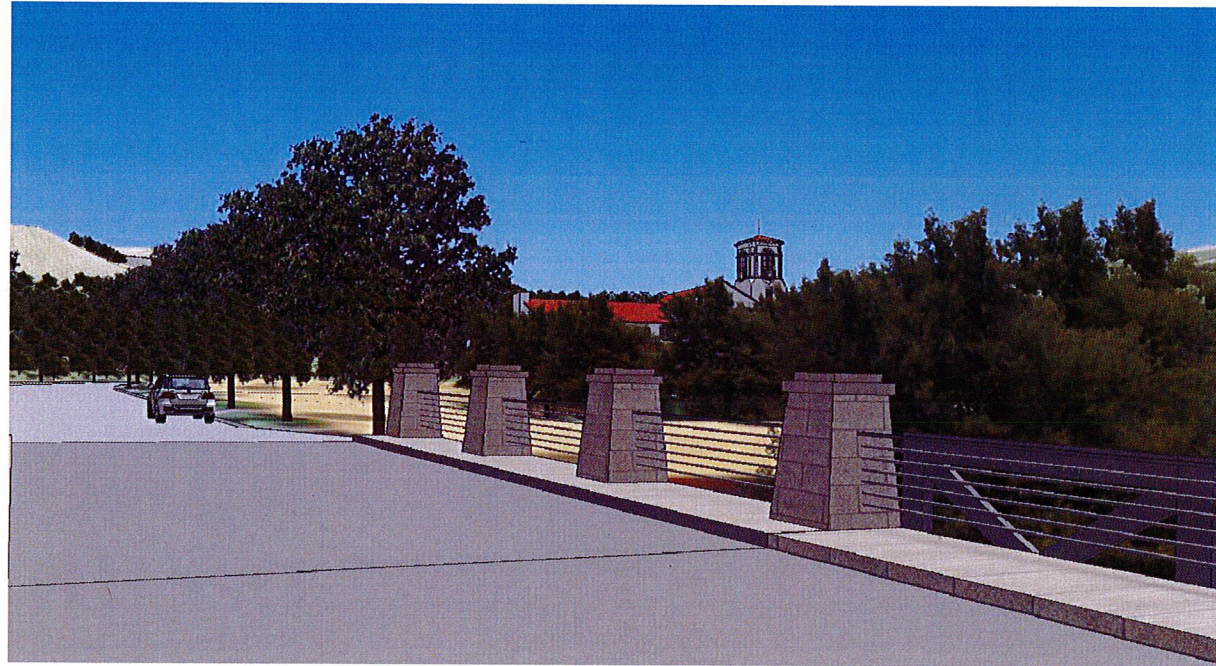
**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

**EXTERIOR MODEL  
ON NEW SITE**

JOB NO.  
SC002  
DATE.  
01.27.2017

DRAWING NO.  
**DR-13.1**





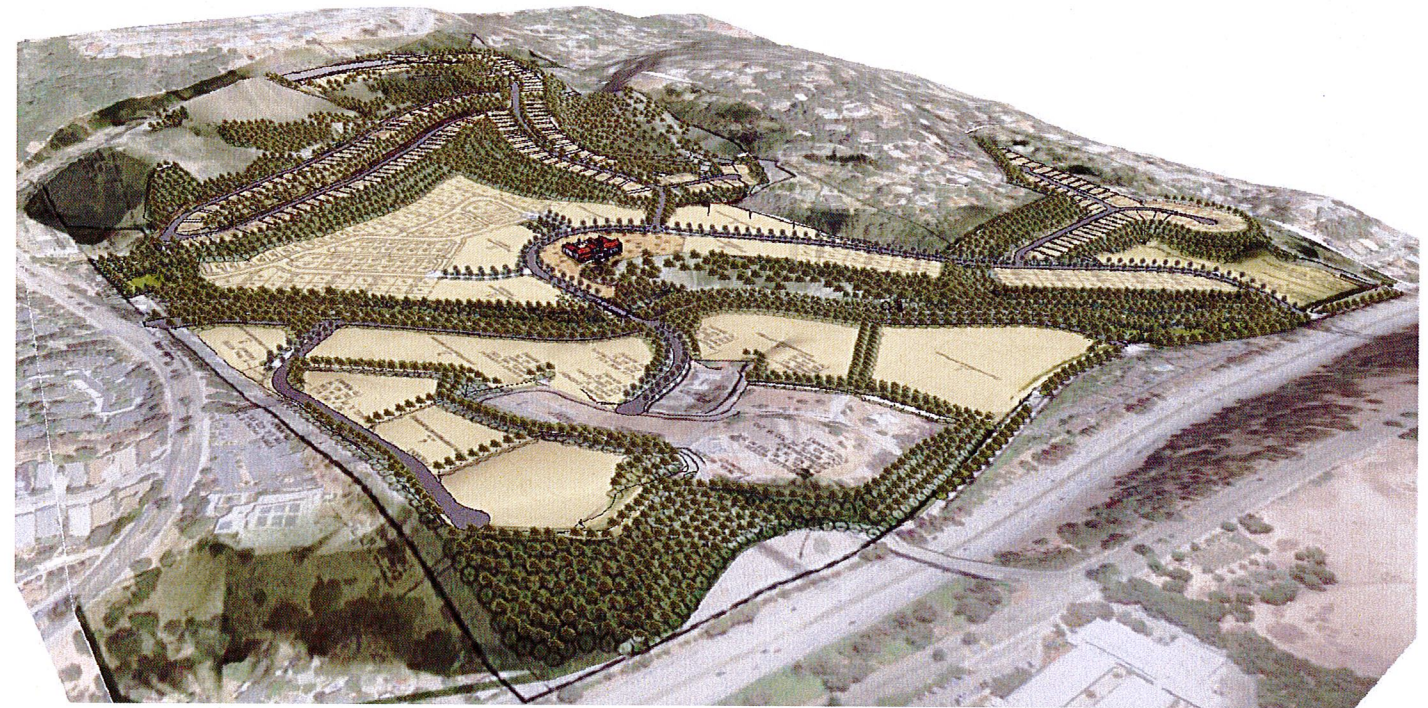
VIEW FROM CREEKSIDE LOOP BRIDGE- NEW SITE



VIEW FROM MTN. BLVD ENTRANCE- NEW SITE

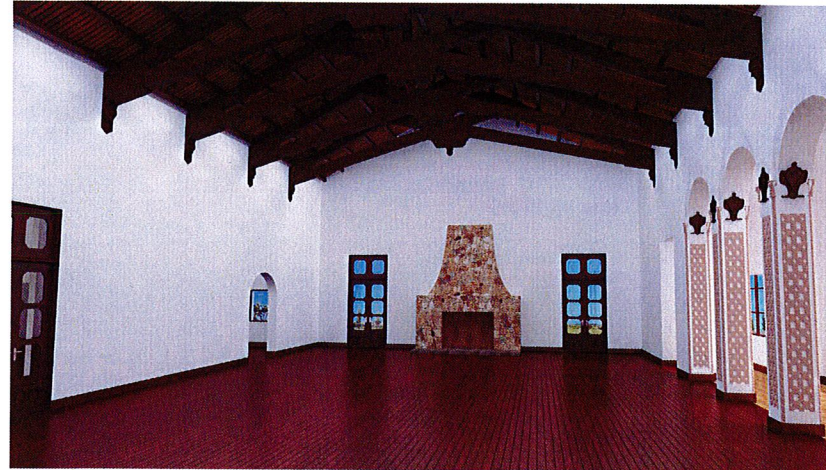


MASTER PLAN- PROPOSED OAK KNOLL DEVELOPMENT



MASTER PLAN- 3D MODEL- PROPOSED OAK KNOLL DEVELOPMENT





GRAND HALL EAST



ENTRY



DINING HALL SOUTH



DINING HALL WEST



GRAND HALL NORTH



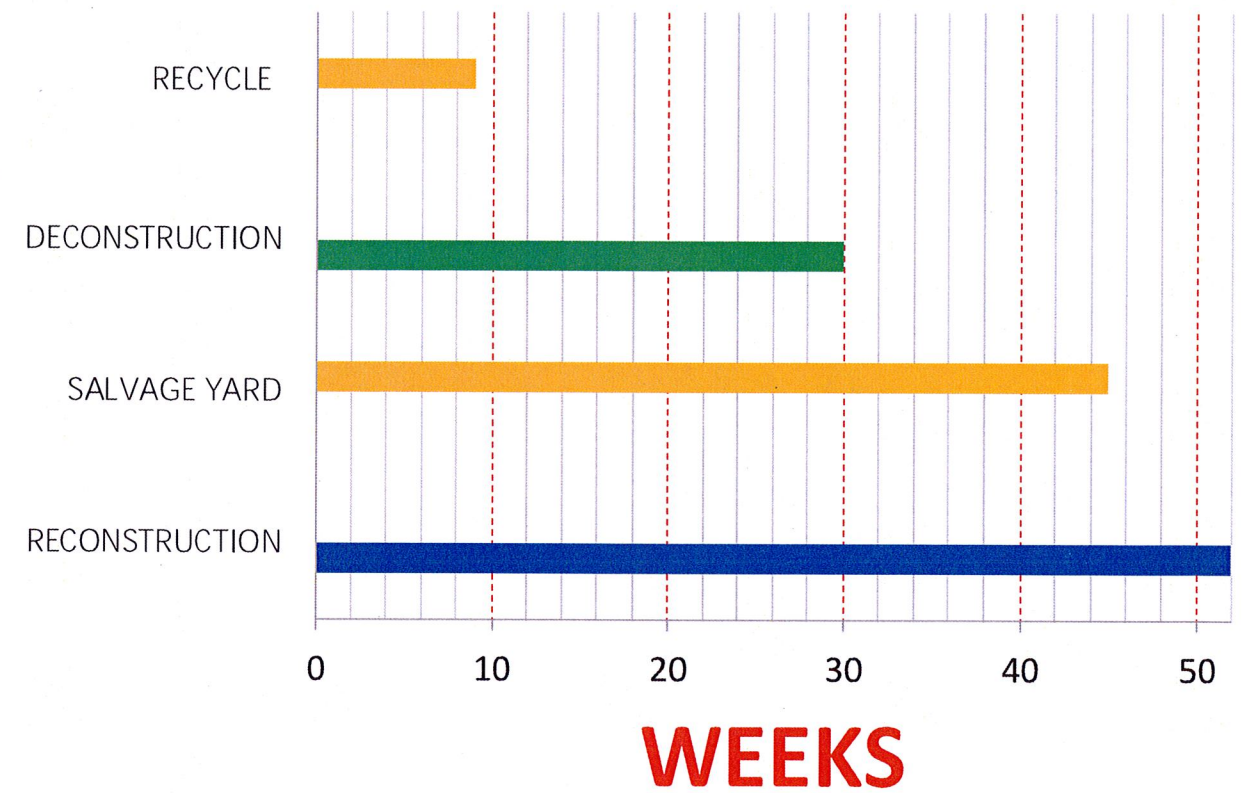
DINING HALL NORTH

**NOTE:**  
 INTERIOR VIEWS REFLECT UNDERSTANDING OF  
 ORIGINAL DESIGN, NOT FUTURE BUILDING USE.



# CLUB KNOLL RELOCATION & REHABILITATION

PHASES



\* 3 months Pre-Construction will be dedicated to the creation of a Temp. Transportation route.  
3 months Post- Construction will be dedicated to demo of Temp. Transportation route.





PROPOSED RELOCATION

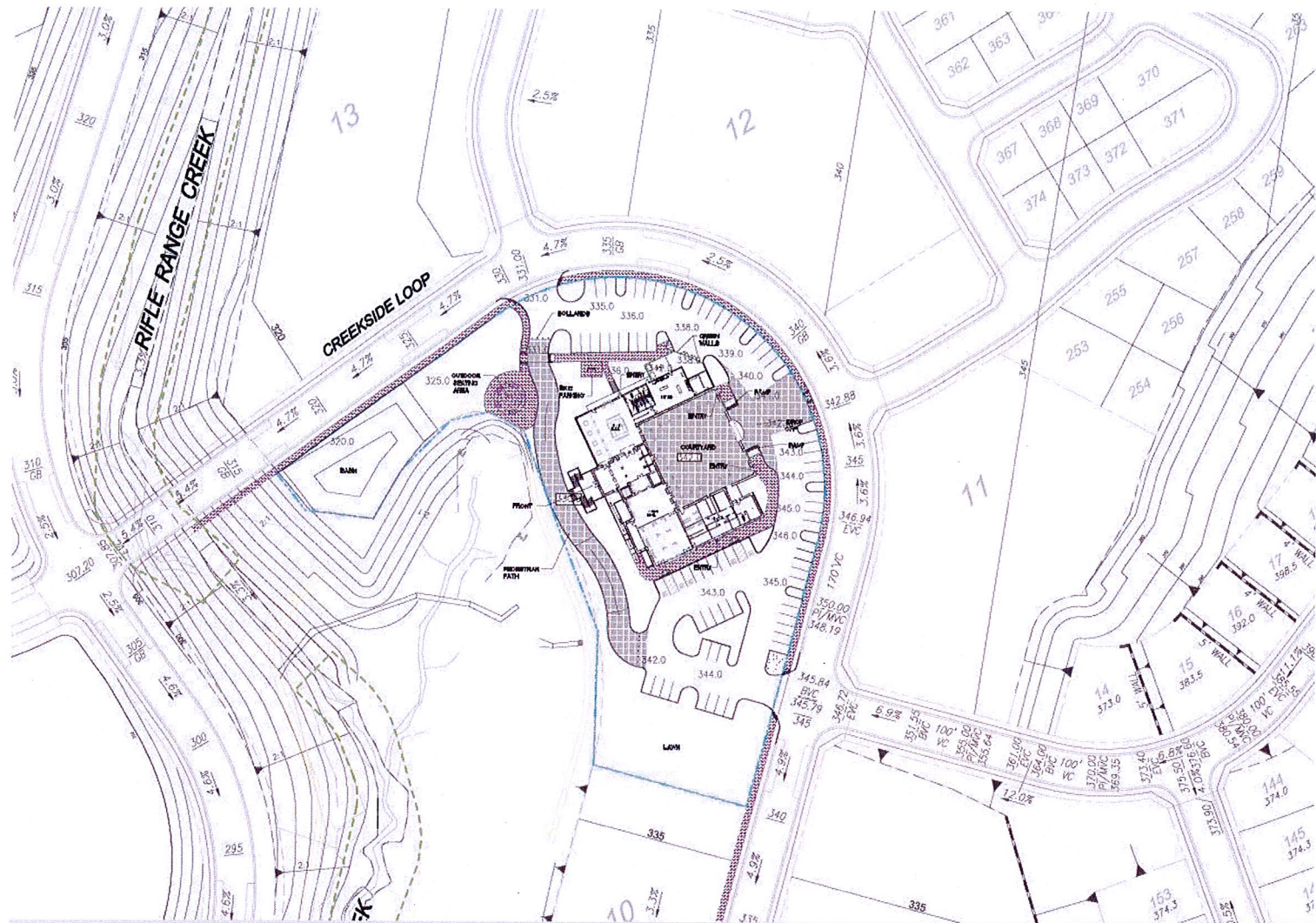
ARCHITECTURAL  
DIMENSIONS



EXISTING BUILDING AERIAL

ARCHITECTURAL  
DIMENSIONS





PROPOSED BUILDING SITE PLAN

ARCHITECTURAL  
DIMENSIONS



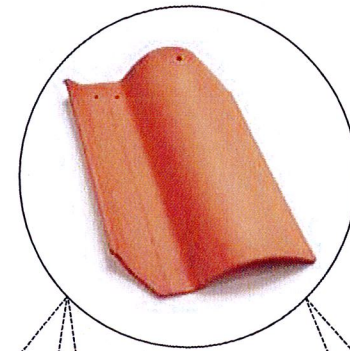
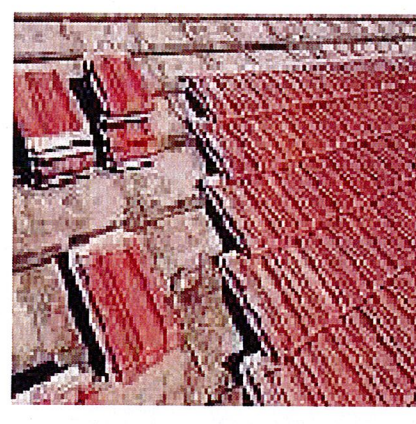
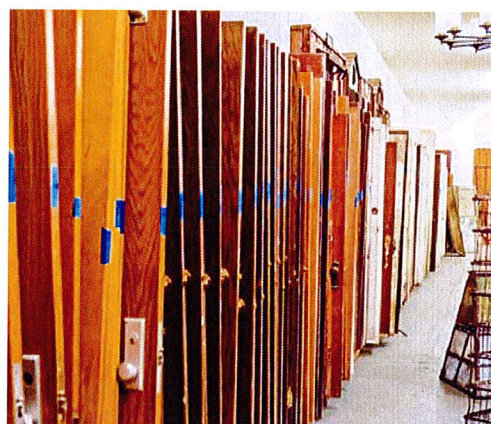
1 MOBILIZE AND CLEAR SITE



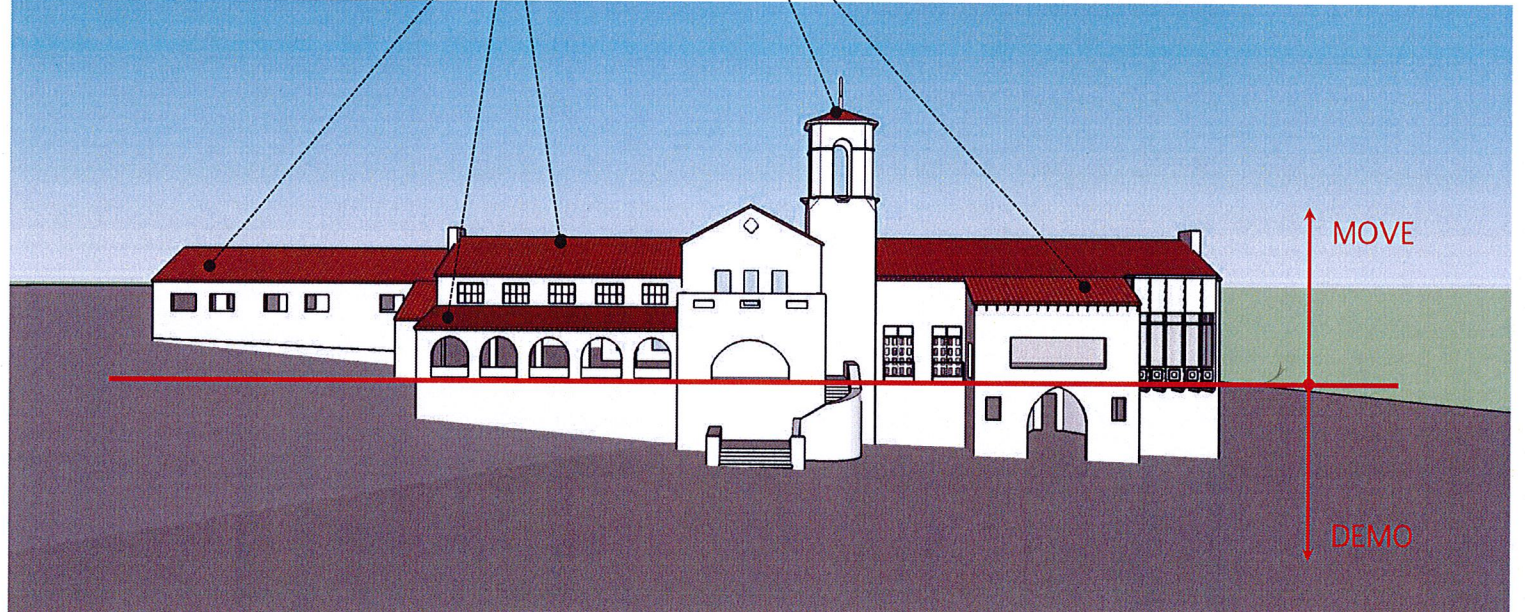
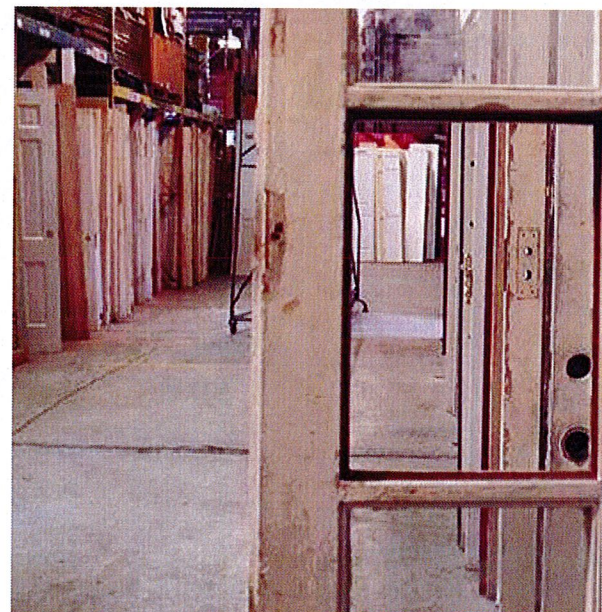
ARCHITECTURAL  
DIMENSIONS

WEEKS 1 - 2





WEEKS 3 - 4



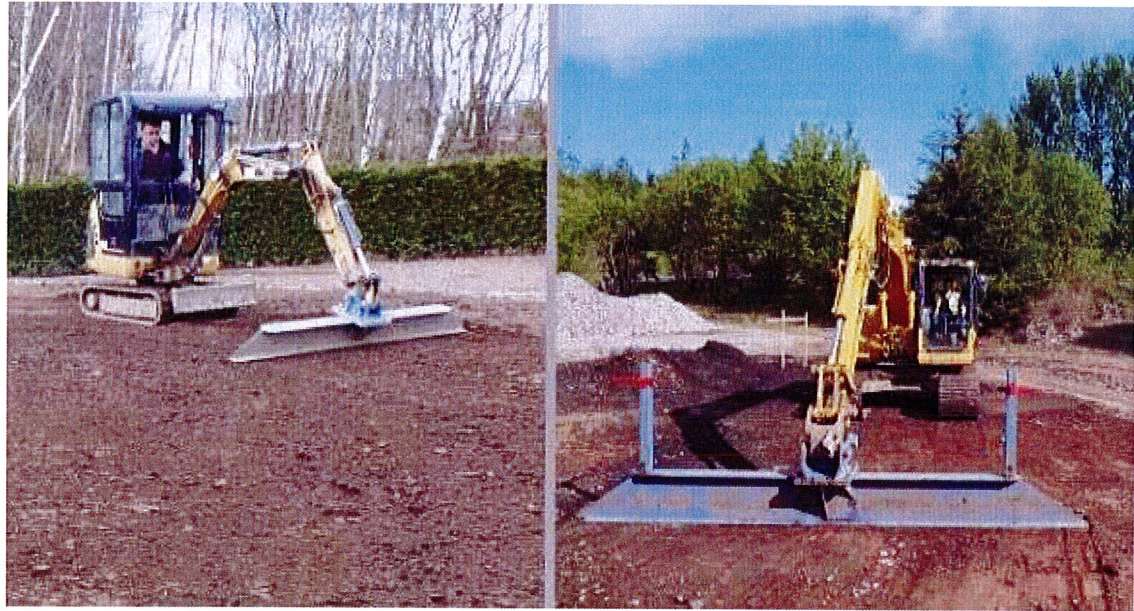
MOBILIZE AND CREATE SALVAGE YARD

ARCHITECTURAL  
DIMENSIONS

② SALVAGE ROOF TILE

ARCHITECTURAL  
DIMENSIONS

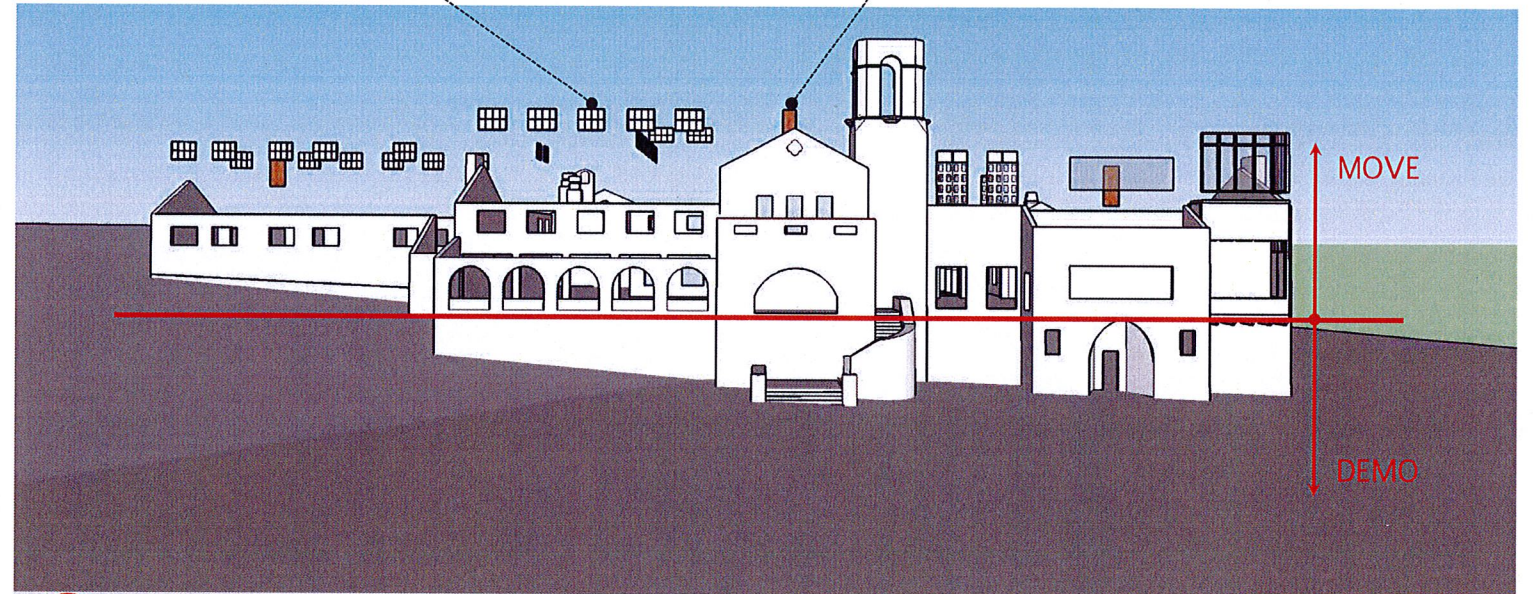
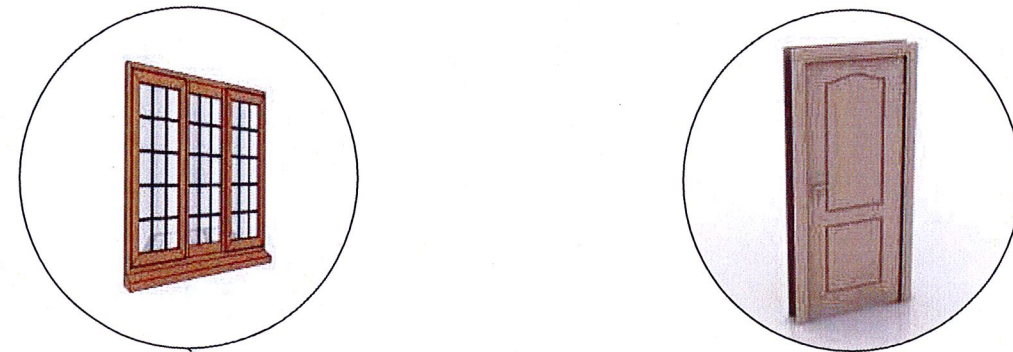




GRADING

ARCHITECTURAL  
DIMENSIONS

WEEKS 5 - 6



3 SALVAGE WINDOWS AND DOORS

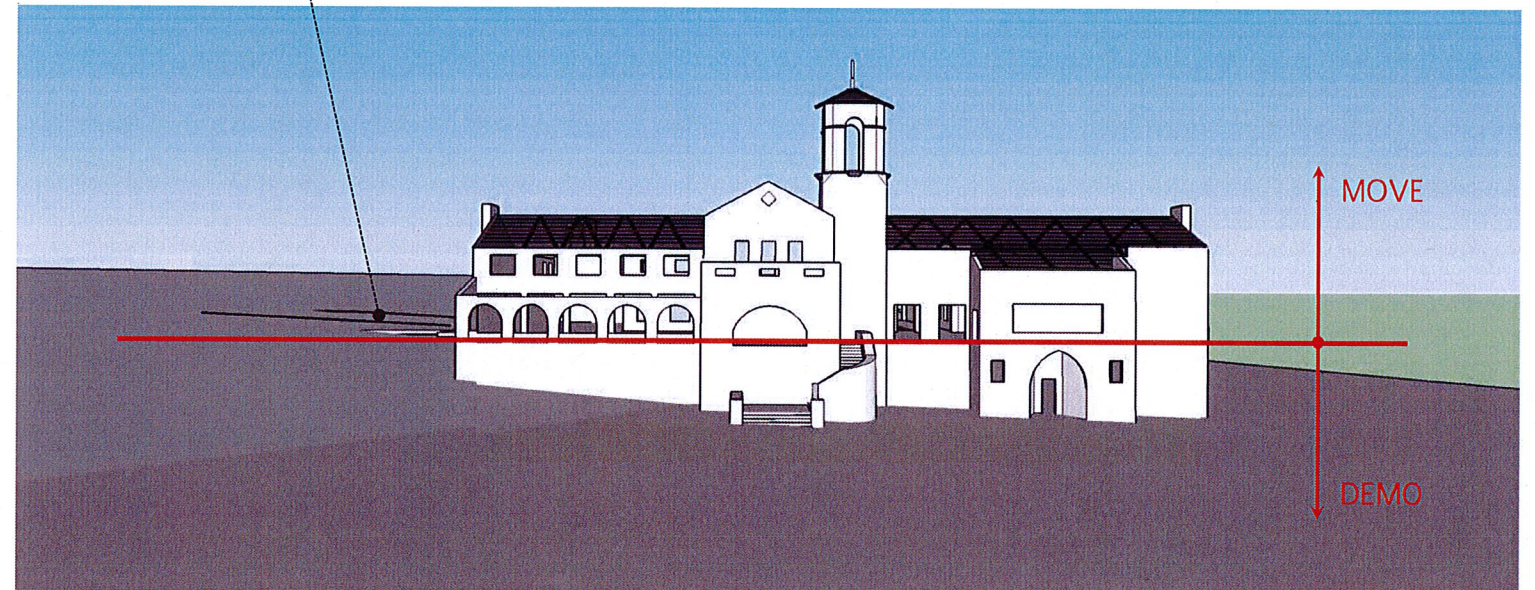
ARCHITECTURAL  
DIMENSIONS





UNDERGROUND UTILITIES

ARCHITECTURAL  
DIMENSIONS



④ DEMO SIDE WING / RECYCLE DEMO

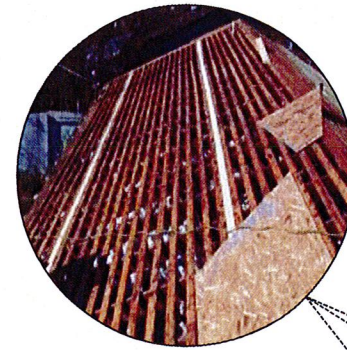
ARCHITECTURAL  
DIMENSIONS



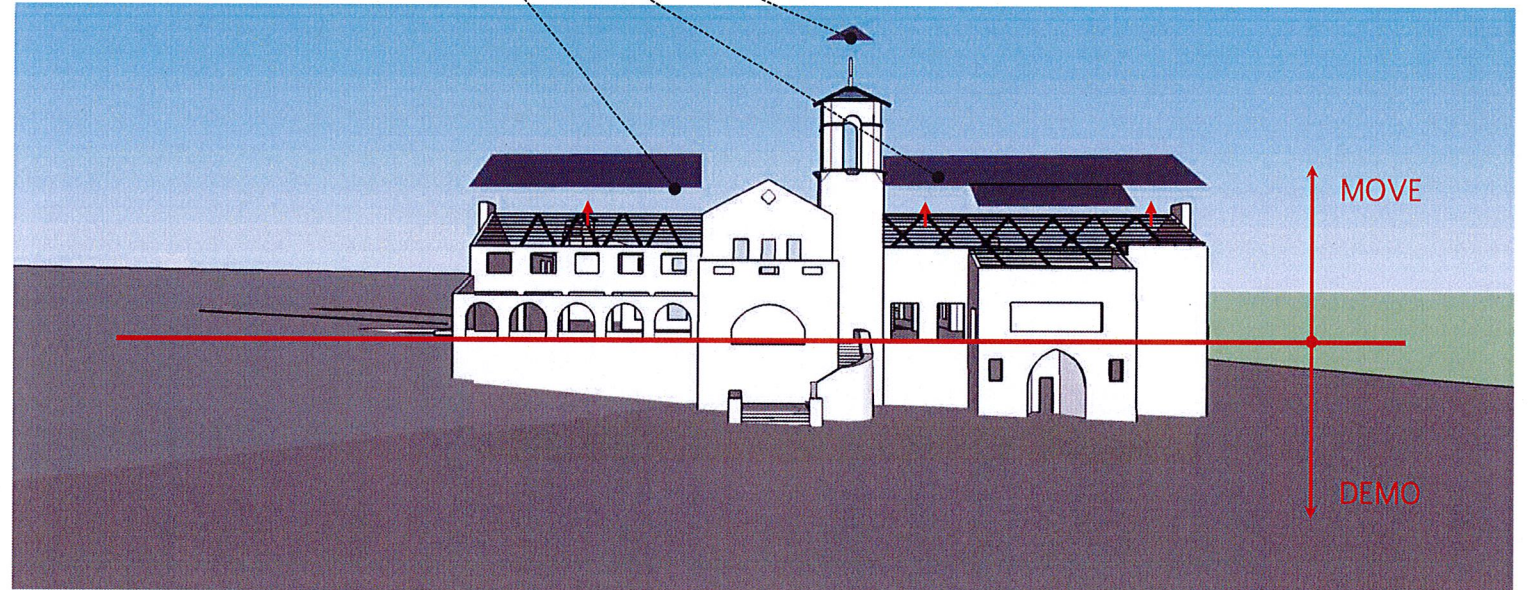


UNDERGROUND UTILITIES

ARCHITECTURAL  
DIMENSIONS



WEEKS 8 - 9



5 DEMO ROOF SHEATHING / RECYLCE DEMO

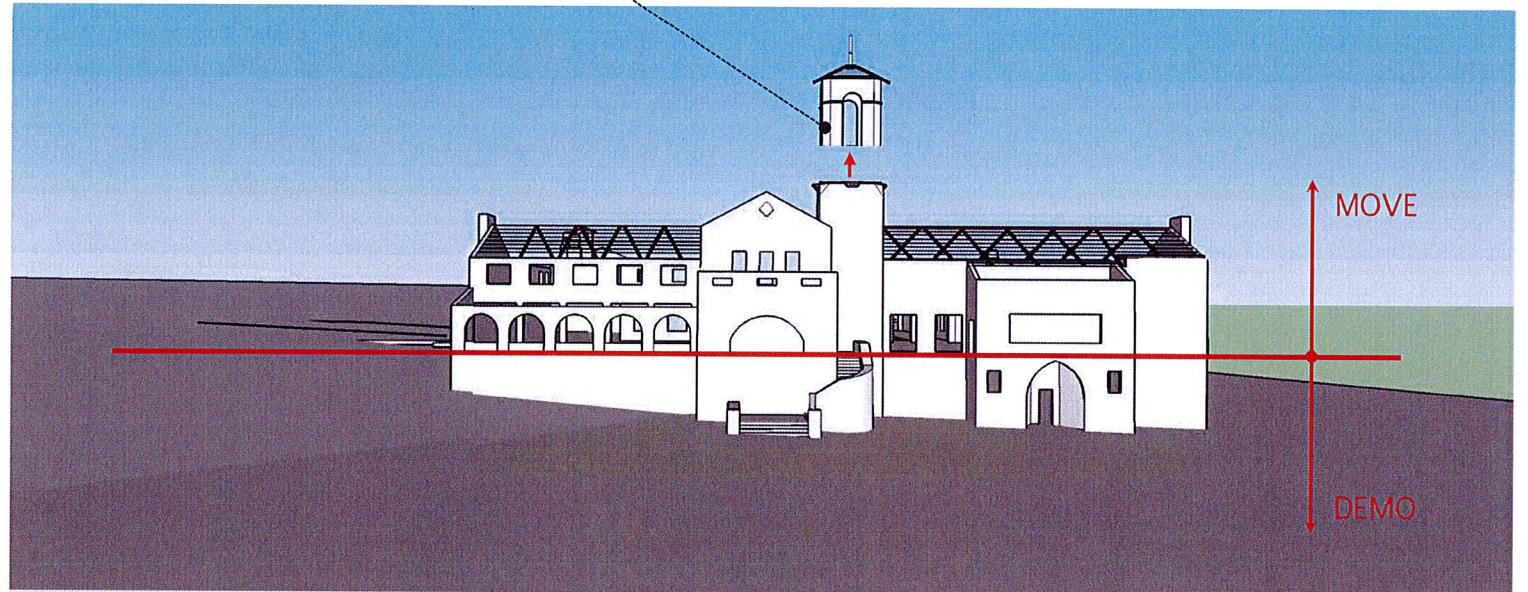
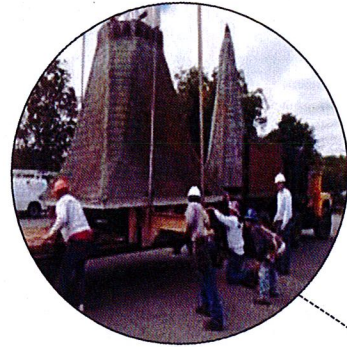
ARCHITECTURAL  
DIMENSIONS





UNDER-SLAB UTILITIES

ARCHITECTURAL  
DIMENSIONS



⑥ REMOVE TOP OF TOWER / SALVAGE

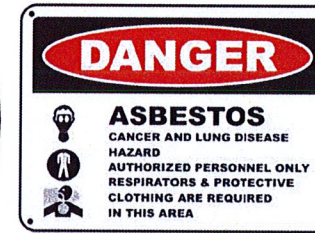
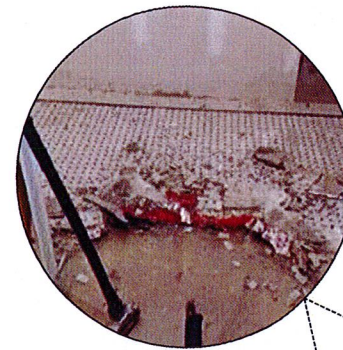
ARCHITECTURAL  
DIMENSIONS





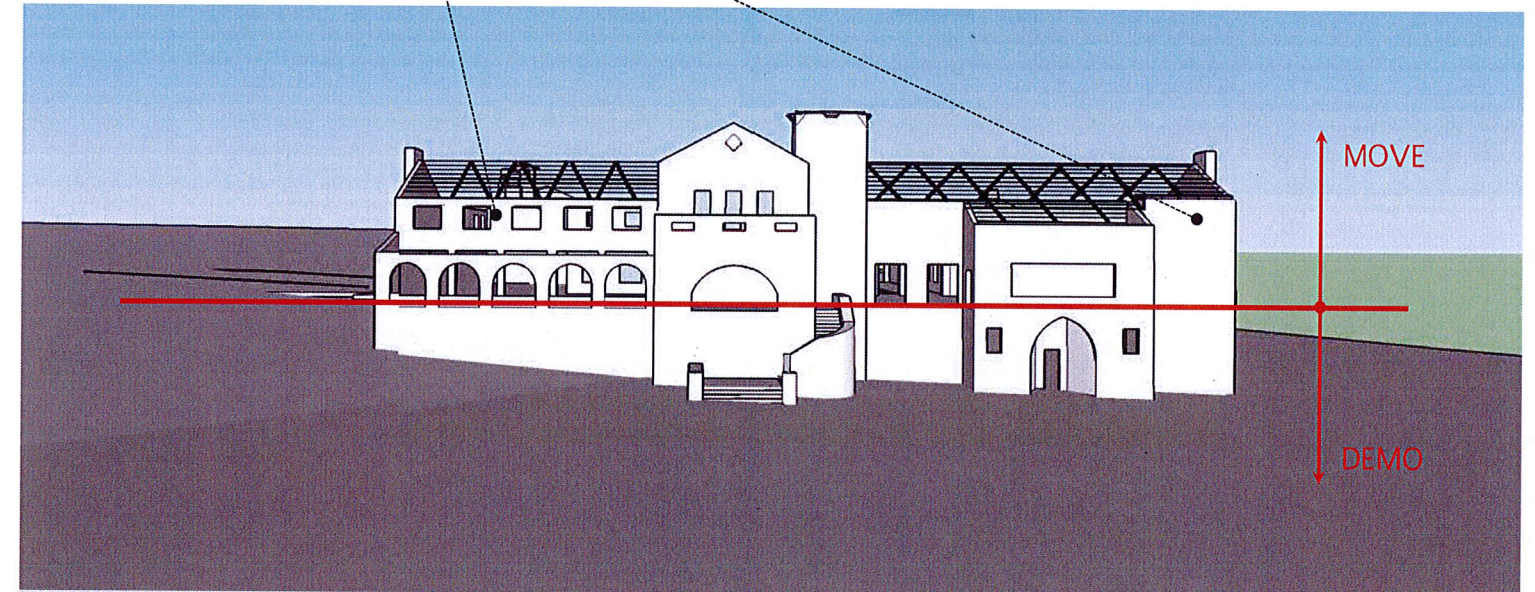
UNDER-SLAB UTILITIES

ARCHITECTURAL  
DIMENSIONS



- DEMO LIST
- Electrical
  - Mechanical
  - Plumbing

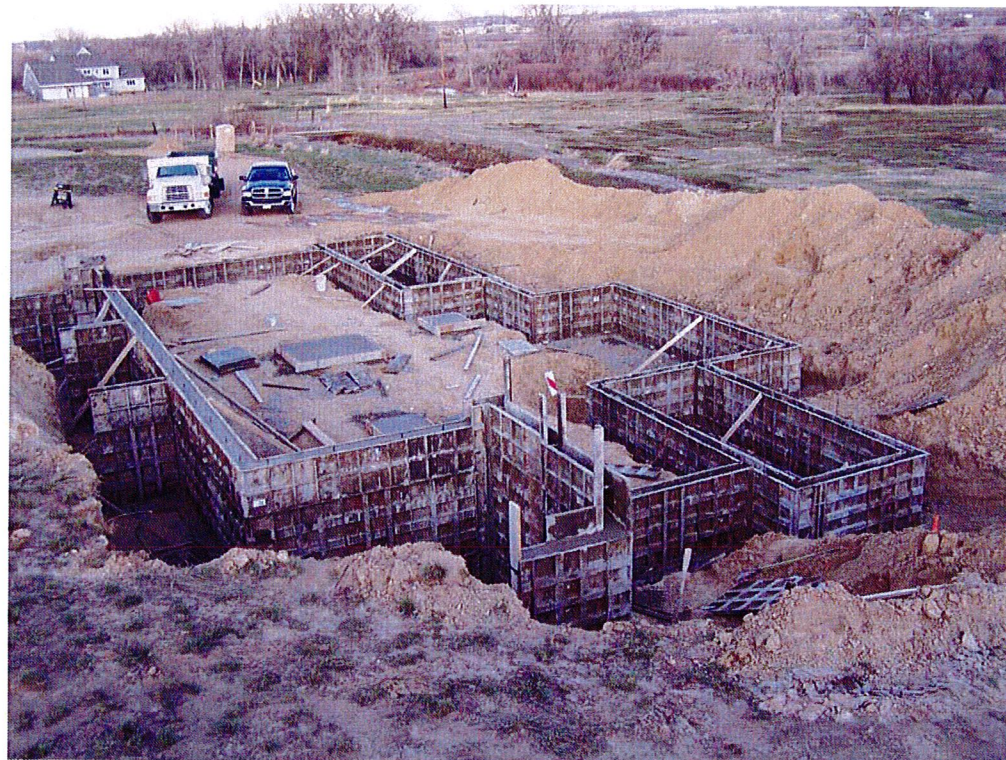
WEEKS 11-12



7 DEMO INTERIOR SYSTEMS

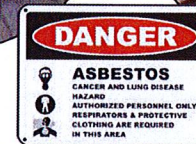
ARCHITECTURAL  
DIMENSIONS





FOUNDATION FORMING

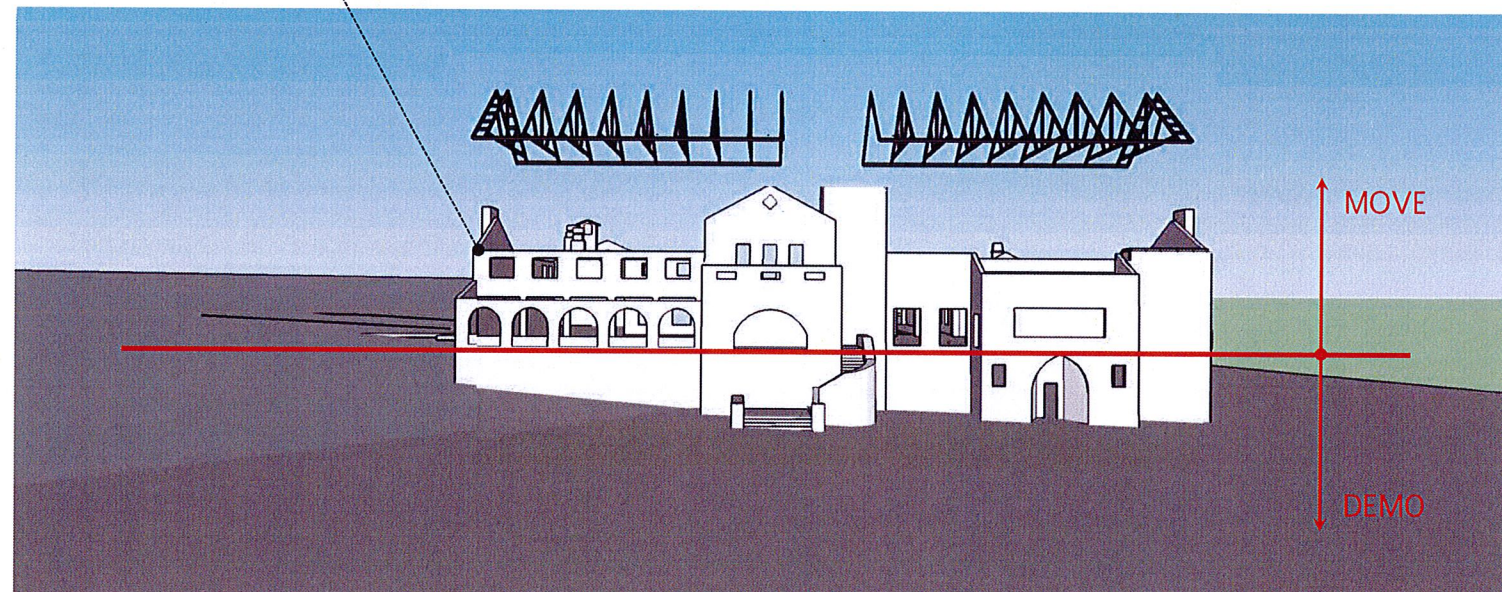
ARCHITECTURAL  
DIMENSIONS



WEEKS 13-16

SALVAGE LIST

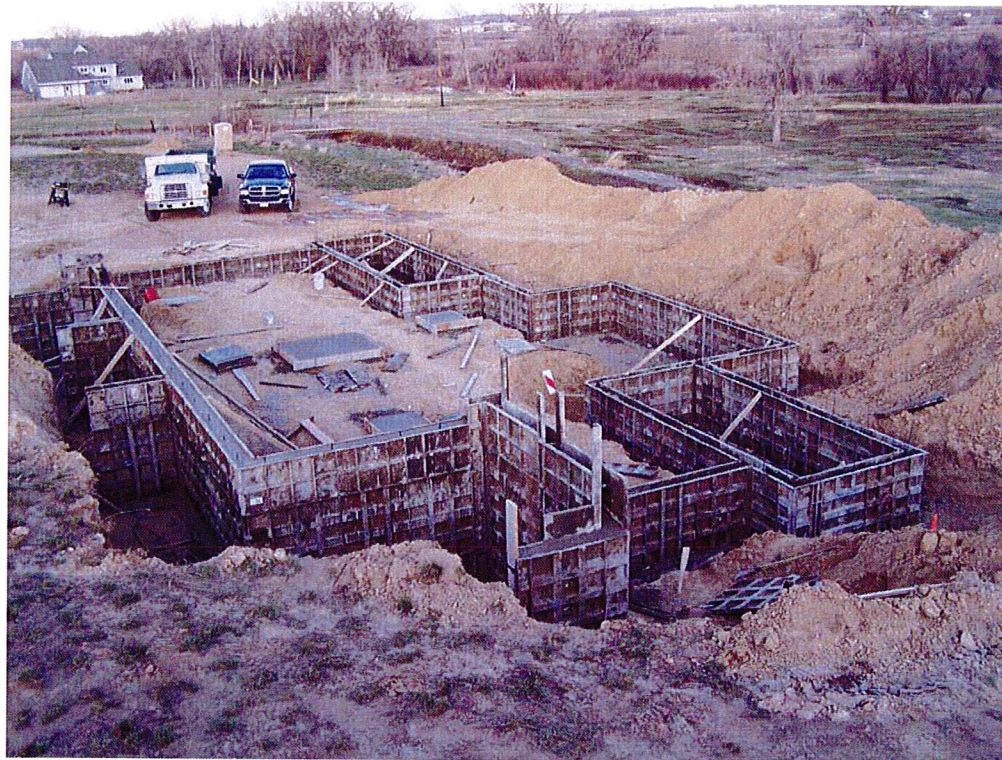
- Trusses
- Millwork
- Wood Flooring
- Railings



8 SALVAGE INTERIOR FINISHES

ARCHITECTURAL  
DIMENSIONS



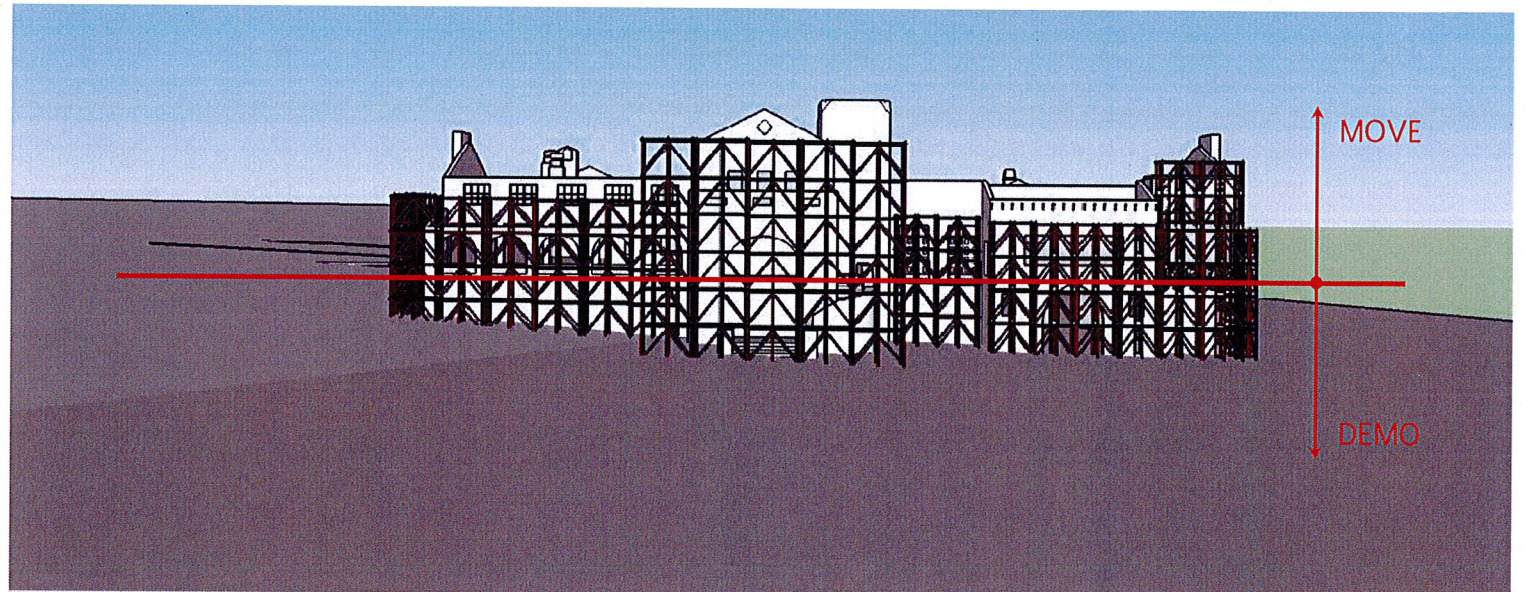


FOUNDATION FORMING

ARCHITECTURAL  
DIMENSIONS



WEEKS 17-19



9 SHORE BUILDING/SCAFFOLD/BRACE

ARCHITECTURAL  
DIMENSIONS



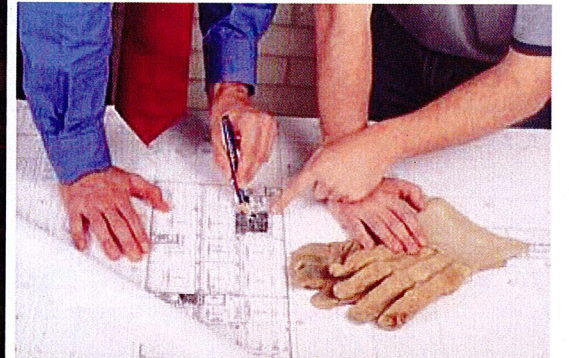


BUILD STEEL SKELETON

ARCHITECTURAL  
DIMENSIONS



10 FIELD INVESTIGATION



ARCHITECTURAL  
DIMENSIONS





BUILD STEEL SKELETON

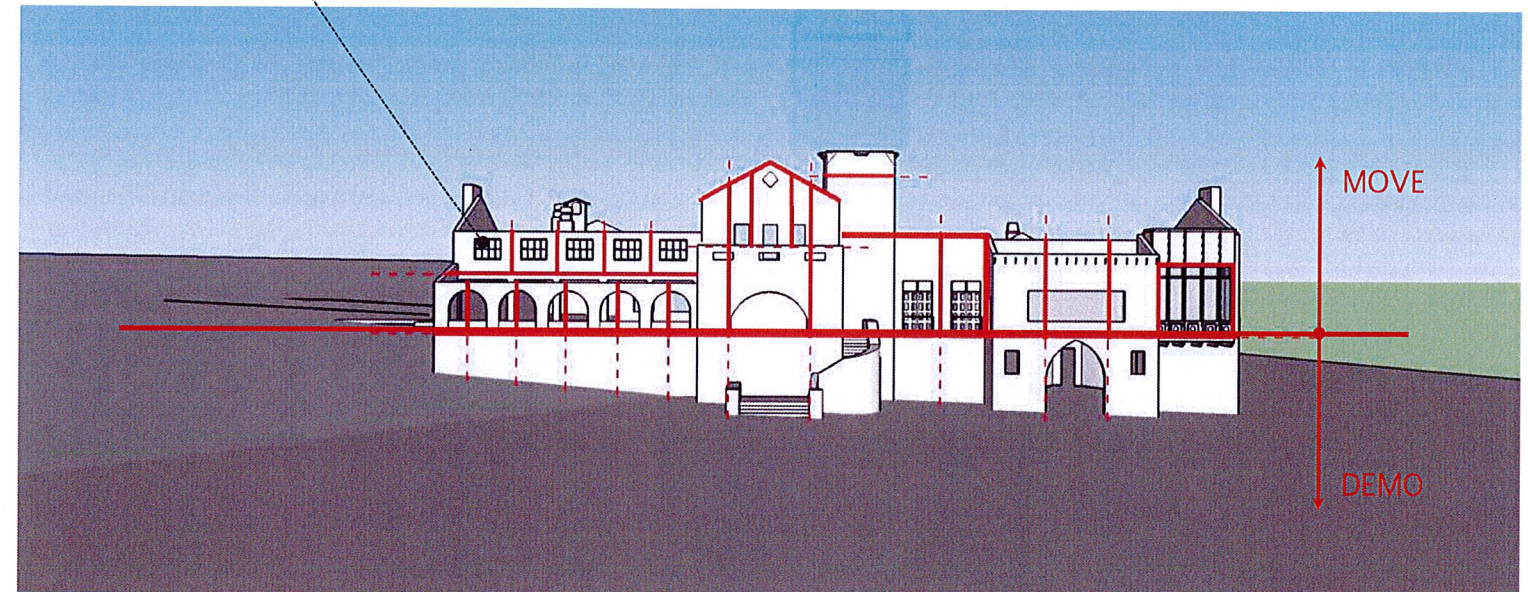
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DIMENSIONS



WEEKS 23-26

SALVAGE

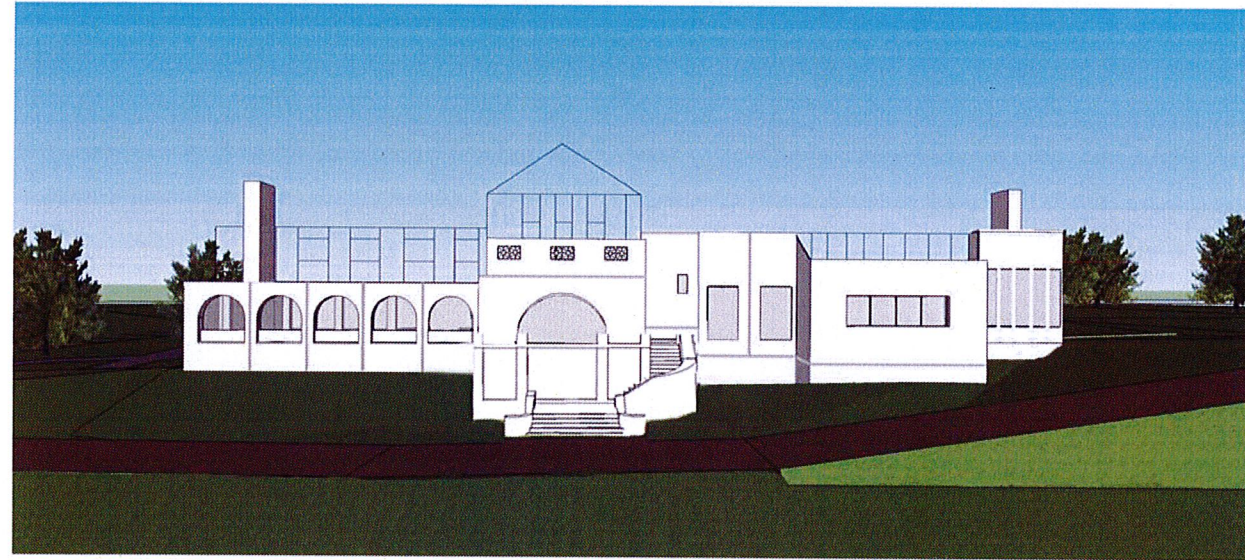
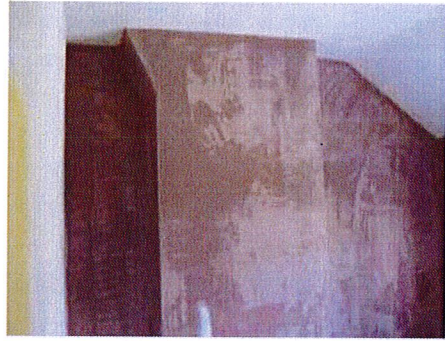
- Walls
- Columns
- Tower



11 CUT AND SALVAGE WALLS

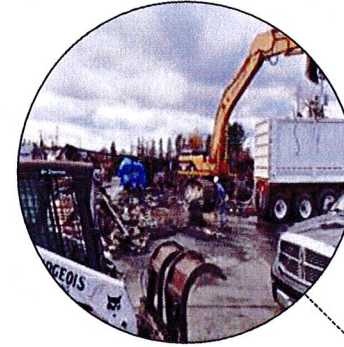
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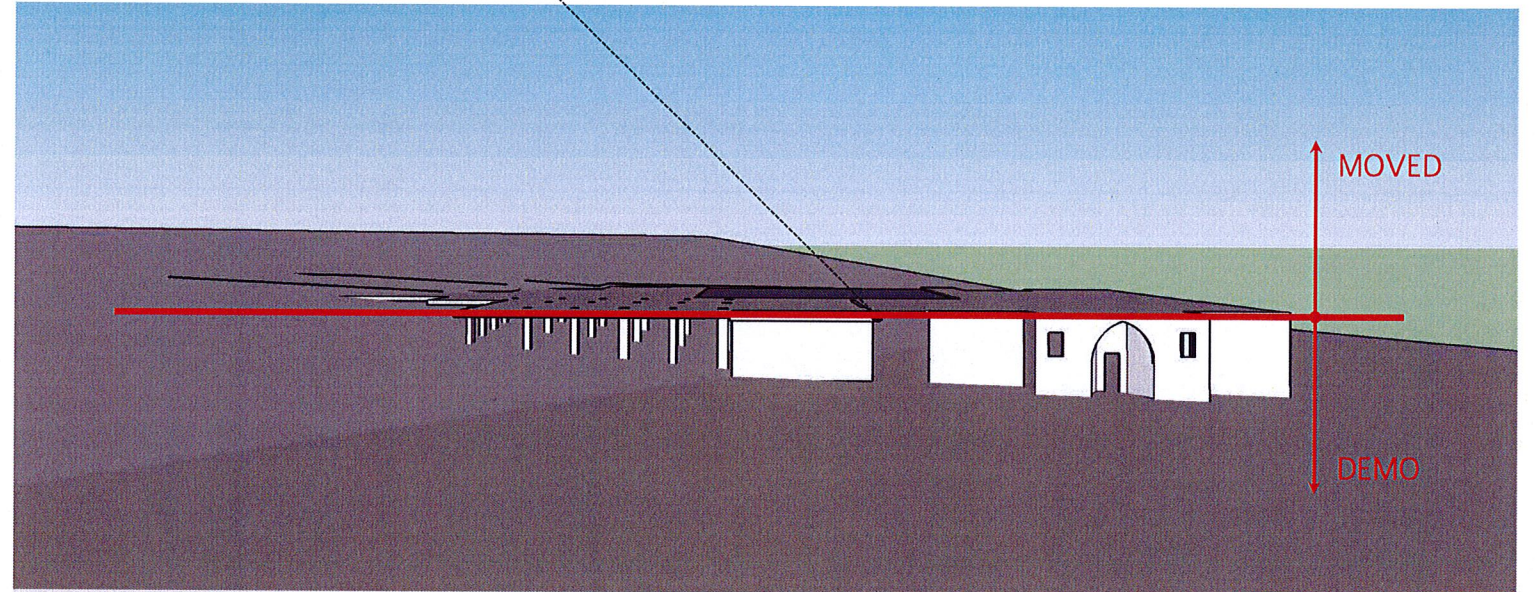


RECONSTRUCT WALLS

ARCHITECTURAL  
DIMENSIONS



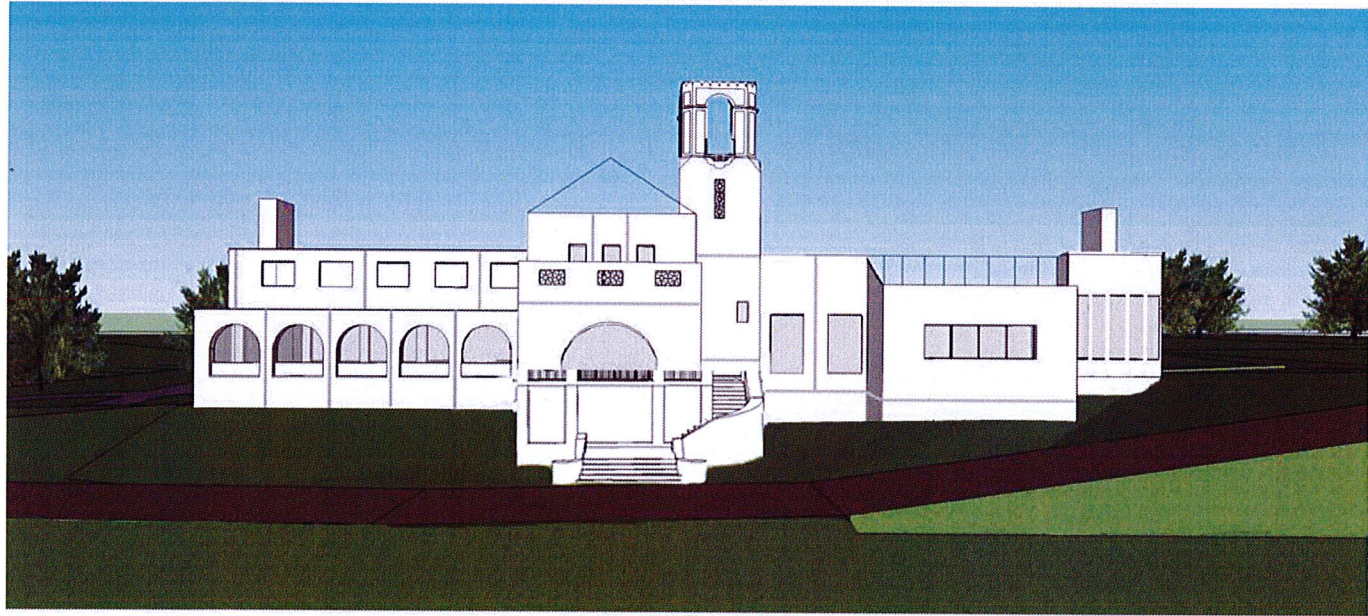
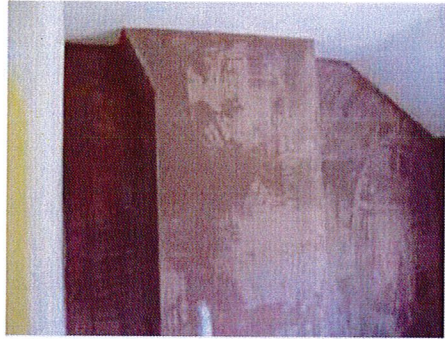
WEEKS 27-28



12 DEMO LOWER LEVEL

ARCHITECTURAL  
DIMENSIONS





RECONSTRUCT WALLS

ARCHITECTURAL  
DIMENSIONS

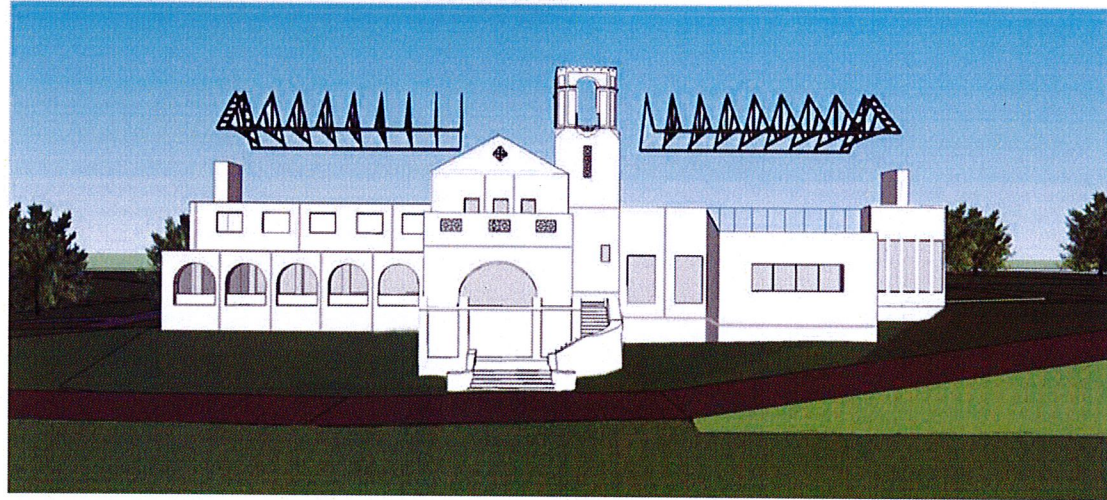
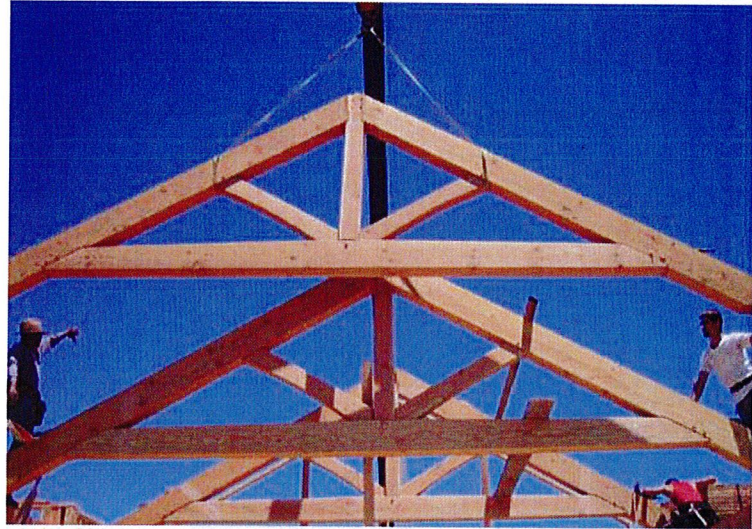


13 FILL AND GRADING

WEEKS 29-30

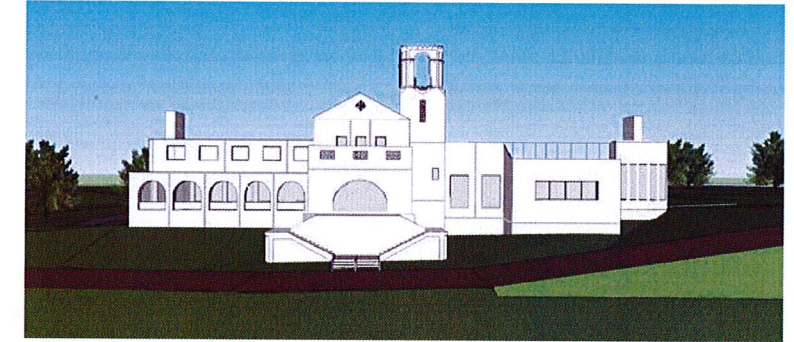
ARCHITECTURAL  
DIMENSIONS





REINSTALL ROOF TRUSSES

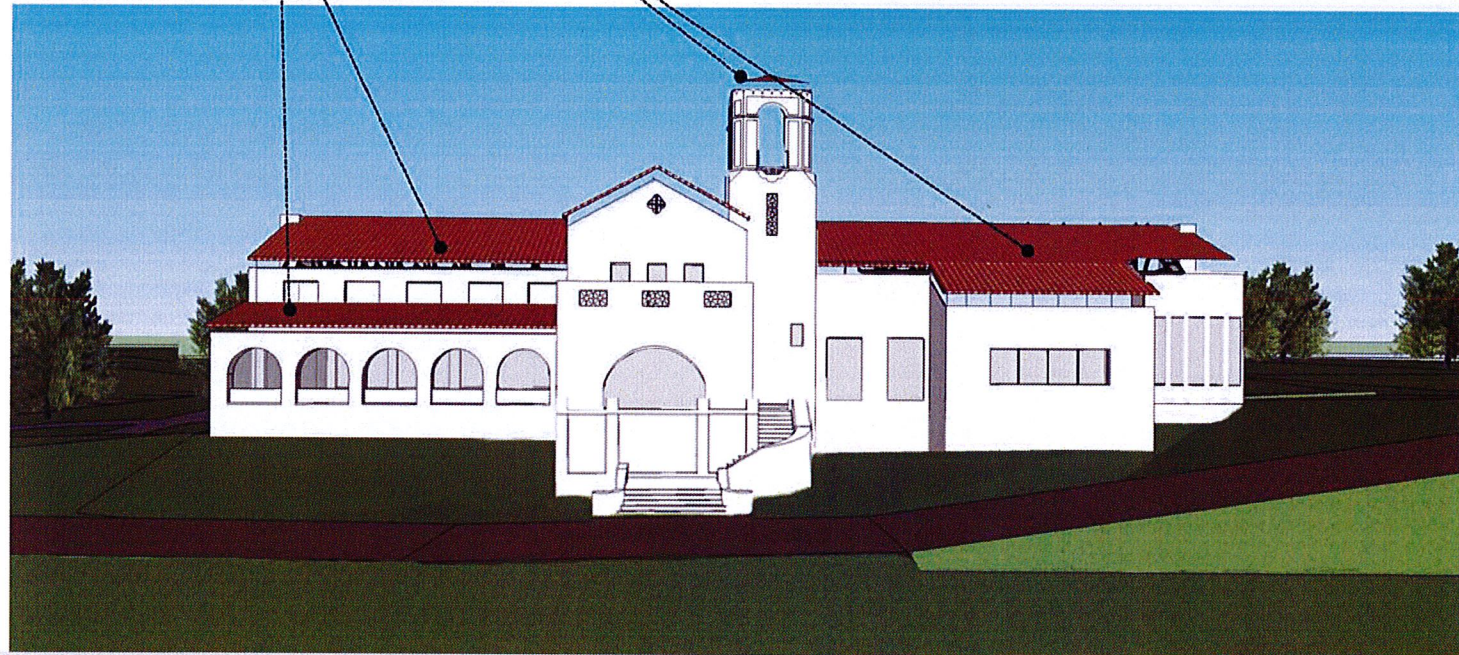
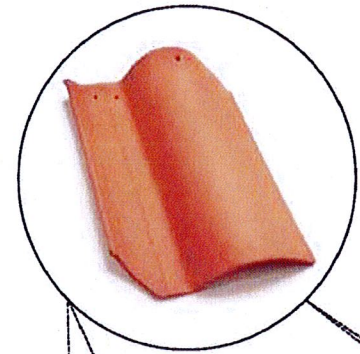
ARCHITECTURAL  
DIMENSIONS



STICH FRAMING

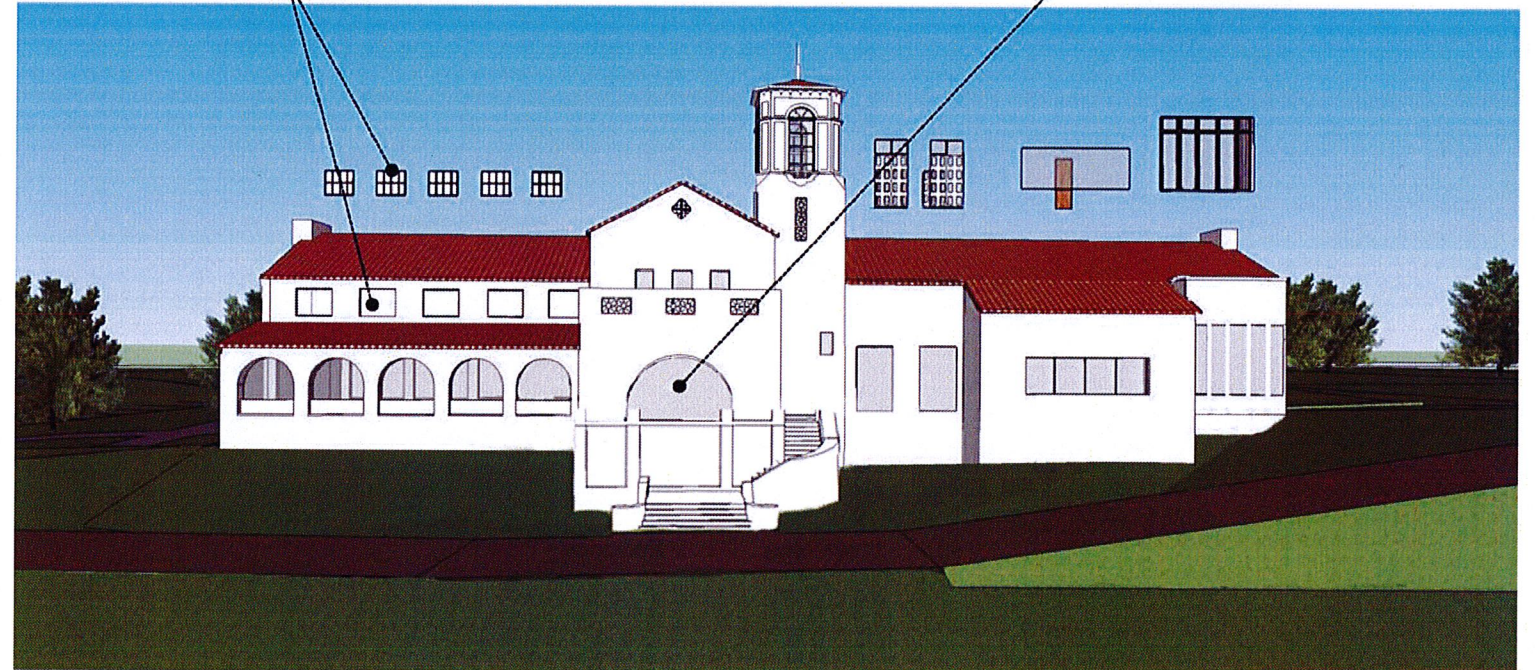
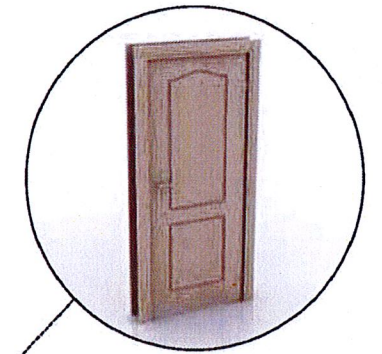
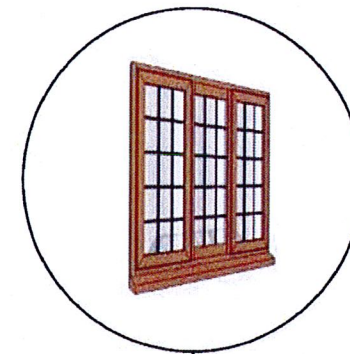
ARCHITECTURAL  
DIMENSIONS





REINSTALLATION OF ROOF TILE

ARCHITECTURAL  
DIMENSIONS



REINSTALL EXISTING WINDOWS AND DOORS

ARCHITECTURAL  
DIMENSIONS



## Attachment D - Club Knoll FDP Relocation and Replacement Matrix

### CLUB KNOLL Relocation and Replacement Matrix By Building Part/Component

BUILDING COMPONENTS	% EXISTING	% TO BE RELOCATED	% INTACT AFTER MOVE	% TO REPLACE DAMAGED DURING MOVE	% TO REPLACE MISSING NOW	EXPLANATION	METHOD OF REPLACEMENT
<b>INTERIOR</b>							
MECHANICAL SYSTEM	0	0	0	0	100	All New Systems	All New Systems
ELECTRICAL SYSTEM	0	0	0	0	100	All New Systems	All New Systems
SPRINKLER SYSTEM	0	0	0	0	100	All New Systems	All New Systems
PLUMBING SYSTEM	0	0	0	0	100	All New Systems	All New Systems
LIGHT FIXTURES	0	0	0	0	100	All New Systems	All New Systems
INTERIOR PLASTER/ DECORATIVE STUCCO	90	0	0	0	100	Deteriorated and Hazmat Content	All New Systems
HARDWARE	0	0	0	0	100	All hardware missing	Purchase new Hardware of same style
FIRE PLACES/Chimneys	100	100	85	15	0	Repoint Grout Loss	New Grout as Needed by Mason
ROOF TRUSSES	100	100	100	0	0		
WOOD CORBELS	90	90	90	0	10	Missing to be Replaced	Made by Casework Vendor to Match
PLASTER COLUMNS	90	90	90	10	0		
INTERIOR WOOD RAILINGS	90	90	90	0	10	Missing to be Replaced	Made by Casework Vendor to Match
WOOD CEILING	100	100	80	20	0	There is some existing damage due to water intrusion.	
DOORS	80	40	40	0	0	All doors may not be needed	
GRAFITTI	100	0	0	0	0	Not original	
WOOD FLOOR + BASEBOARDS	100	100	60	40	0	Existing damage at around 40% of flooring	
<b>EXTERIOR</b>							
EXTERIOR PLASTER/ DECORATIVE STUCCO	90	90	90	10	0	Damage to be Replaced	Patching by Plaster Contractor
EXTERIOR METAL RAILINGS	90	90	90	0	10	Missing to be Replaced	Made by Metal Fab Vendor to Match
DOORS	50	50	30	0	70	Missing to be Replaced	Made by Casework Vendor to Match
DOOR FRAMES	80	80	50	0	50	Missing to be Replaced	Made by Casework Vendor to Match
DOOR HARDWARE	0	0	0	0	100	Missing to be Replaced	Made by Casework Vendor to Match
WINDOWS FRAMES	90	90	75	15	10	Missing to be Replaced	Made by Casework Vendor to Match
GLASS	35	20	20	0	80	Missing to be Replaced	New Glass by Glazing Contractor
STRUCTURAL WOOD FRAME	100	90	90	10	0	Replace Dry Rot	Repairs by Framing Contractor
ROOF TILES	75	100	60	40	0	Use salvaged spare tiles from 3rd wing	Work by Roofing Contractor
FIREPLACE	100	100	90	10	0	Replace lost grout	New Grout as Needed by Mason
ROOF BRACKETS	50	50	50	0	50	Missing to be Replaced	Made by Metal Fab Vendor to Match
<b>APPROACH TO REPAIR AND REPLACEMENT OF PARTS</b>							
1. Salvaged parts will be cleaned and/or refinished either at the new building site or in shops of vendors that have appropriate expertise.							
2. Missing mechanical parts such as light fixtures and hardware will be purchased from manufacturers that have products that "match" existing style.							
3. Missing parts that can be fabricated locally like metal and wood railings, doors, windows, corbels, etc. will be fabricated by vendors that have appropriate expertise.							
4. Missing or damaged systems that have contemporary contractors or vendors of appropriate expertise will be used for trades like framing, plaster, mechanical, plumbing, electrical.							
5. All parts and systems will be inventoried and defined for reuse and repair as part of the construction documents to be permitted by the City.							
6. All parts and systems will be inspected and tracked during construction on process of rehabilitation and reuse.							



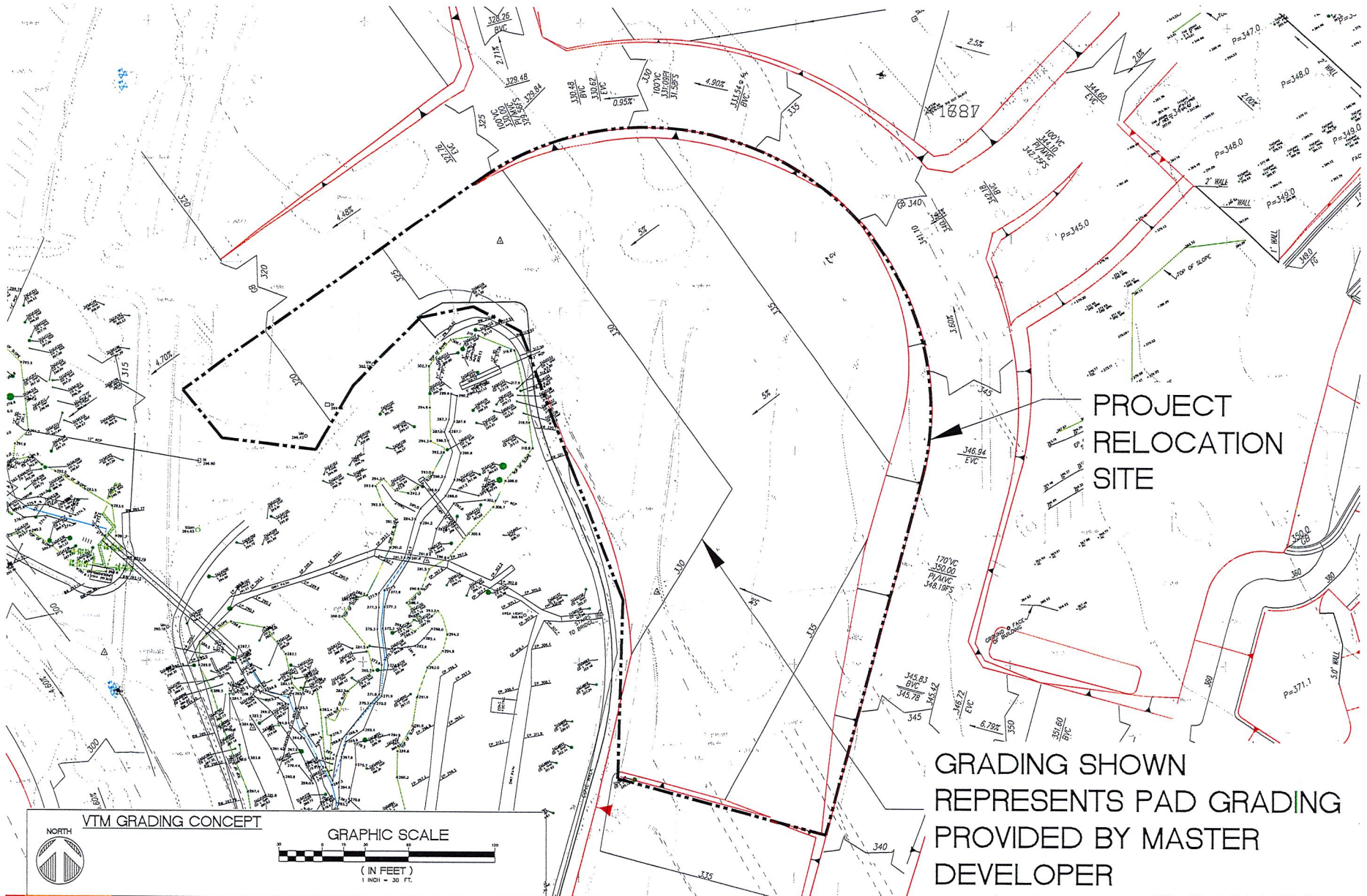
## Attachment D - Club Knoll FDP Relocation and Replacement Matrix

### CLUB KNOLL Relocation and Replacement Matrix By Building Part/Component

BUILDING COMPONENTS	% EXISTING	% TO BE RELOCATED	% INTACT AFTER MOVE	% TO REPLACE DAMAGED DURING MOVE	% TO REPLACE MISSING NOW	EXPLANATION	METHOD OF REPLACEMENT
<b>INTERIOR</b>							
MECHANICAL SYSTEM	0	0	0	0	100	All New Systems	All New Systems
ELECTRICAL SYSTEM	0	0	0	0	100	All New Systems	All New Systems
SPRINKLER SYSTEM	0	0	0	0	100	All New Systems	All New Systems
PLUMBING SYSTEM	0	0	0	0	100	All New Systems	All New Systems
LIGHT FIXTURES	0	0	0	0	100	All New Systems	All New Systems
INTERIOR PLASTER/ DECORATIVE STUCCO	90	0	0	0	100	Deteriorated and Hazmat Content	All New Systems
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FIRE PLACES/Chimneys	100	100	85	15	0	Repoint Grout Loss	New Grout as Needed by Mason
ROOF TRUSSES	100	100	100	0	0		
WOOD CORBELS	90	90	90	0	10	Missing to be Replaced	Made by Casework Vendor to Match
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INTERIOR WOOD RAILINGS	90	90	90	0	10	Missing to be Replaced	Made by Casework Vendor to Match
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<b>EXTERIOR</b>							
EXTERIOR PLASTER/ DECORATIVE STUCCO	90	90	90	10	0	Damage to be Replaced	Patching by Plaster Contractor
EXTERIOR METAL RAILINGS	90	90	90	0	10	Missing to be Replaced	Made by Metal Fab Vendor to Match
DOORS	50	50	30	0	70	Missing to be Replaced	Made by Casework Vendor to Match
DOOR FRAMES	80	80	50	0	50	Missing to be Replaced	Made by Casework Vendor to Match
DOOR HARDWARE	0	0	0	0	100	Missing to be Replaced	Made by Casework Vendor to Match
WINDOWS FRAMES	90	90	75	15	10	Missing to be Replaced	Made by Casework Vendor to Match
GLASS	35	20	20	0	80	Missing to be Replaced	New Glass by Glazing Contractor
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<b>APPROACH TO REPAIR AND REPLACEMENT OF PARTS</b>							
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3. Missing parts that can be fabricated locally like metal and wood railings, doors, windows, corbels, etc. will be fabricated by vendors that have appropriate expertise.							
4. Missing or damaged systems that have contemporary contractors or vendors of appropriate expertise will be used for trades like framing, plaster, mechanical, plumbing, electrical.							
5. All parts and systems will be inventoried and defined for reuse and repair as part of the construction documents to be permitted by the City.							
6. All parts and systems will be inspected and tracked during construction on process of rehabilitation and reuse.							



# Attachment E - Vesting Tentative Map, Club Knoll Parcel



PROJECT  
RELOCATION  
SITE

GRADING SHOWN  
REPRESENTS PAD GRADING  
PROVIDED BY MASTER  
DEVELOPER

**TECTURAL**  
**ENSIONS**

300 Frank H. Ogawa Plaza, Suite 375  
Oakland, CA 94612  
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

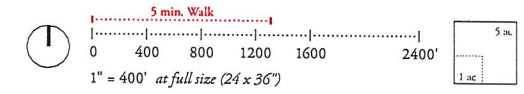
**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

**MASTER GRADING**  
**PLAN AT NEW SITE**

JOB NO. SC002	DRAWING NO. <b>DI</b>
DATE. 01.27.2016	



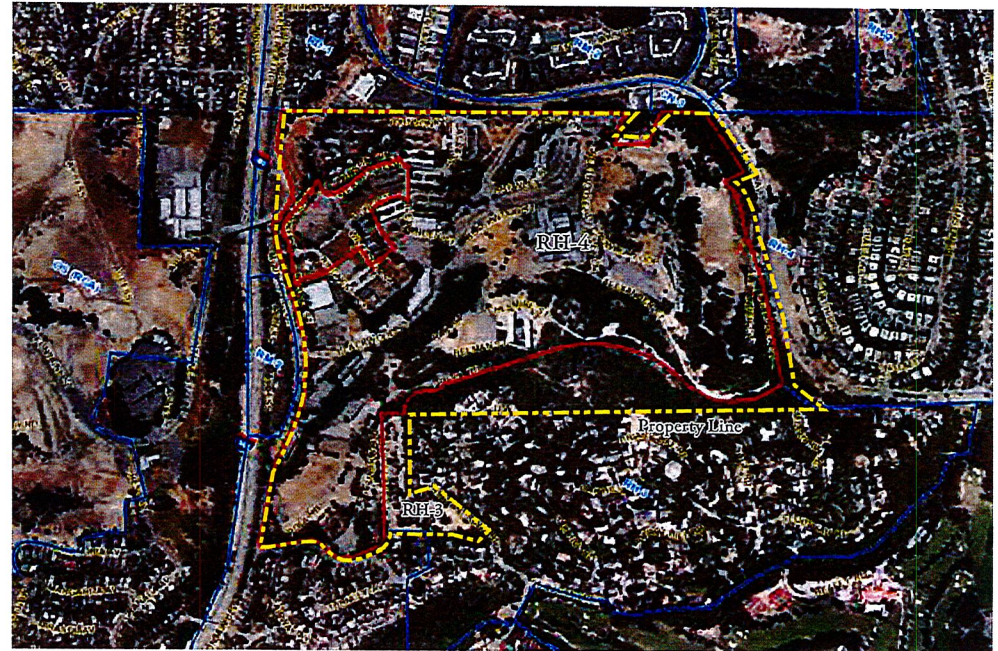
# Attachment F - Existing General Plan and Zoning, Oak Knoll Site



## Legend

- Historic Residential
- Detached Unit Residential
- Mixed Housing Type Residential
- Neighborhood Center Mixed Use
- Community Commercial
- Institutional
- Resource Conservation
- Urban Park and Open Space

Existing General Plan Designations  
 (from General Plan Designations, City of Oakland, November 18, 2014)



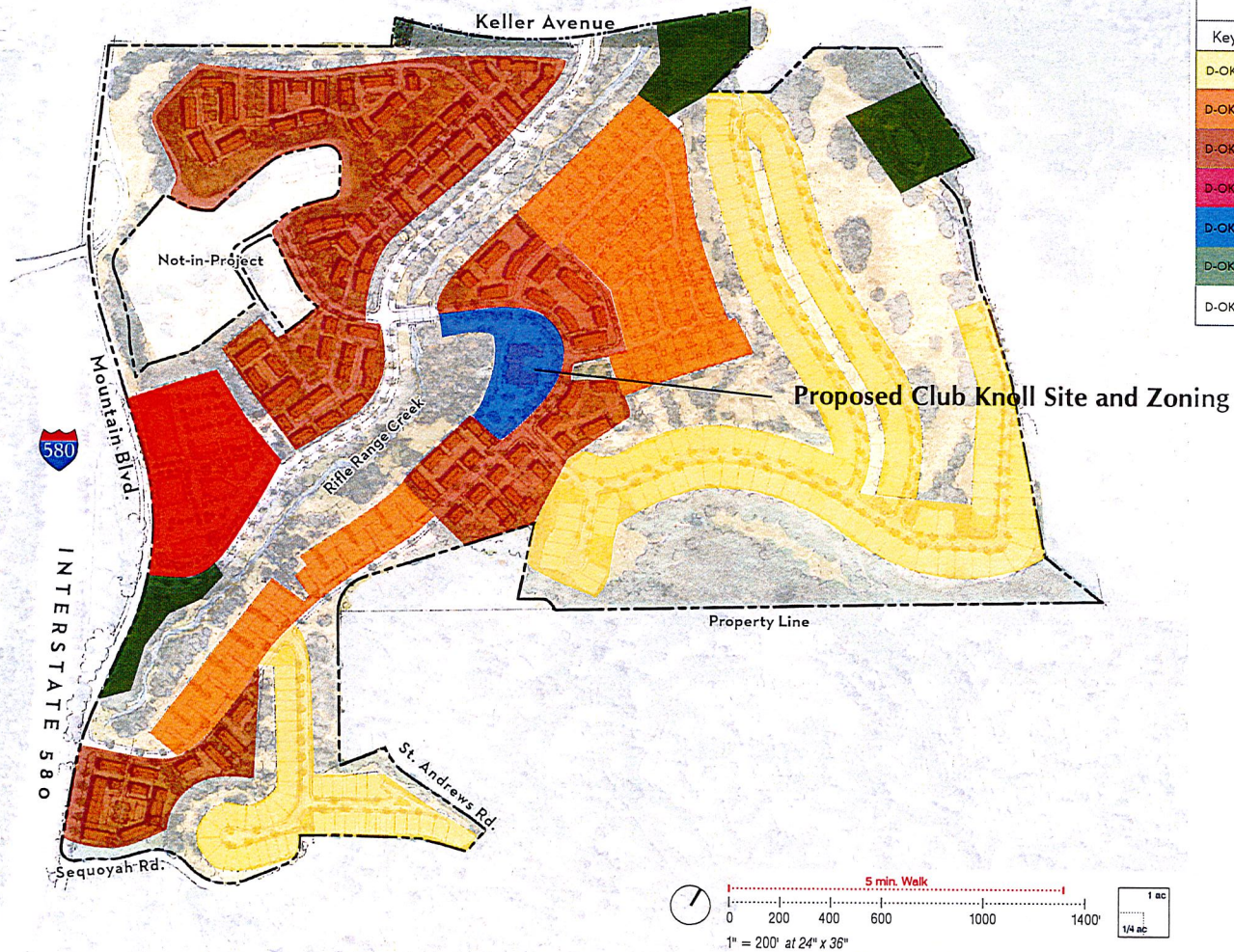
## Existing Zoning

(from City of Oakland Zoning and Estuary Policy Plan Maps, Bureau of Planning, January 8, 2015)



# Attachment G - Proposed Oak Knoll Zoning

## Proposed Oak Knoll Zoning District (D-OK)



ZONING LEGEND		
Key	Zone	Use
D-OK-1	Residential OK-1	Low Density
D-OK-2	Residential OK-2	Medium-Low Density
D-OK-3	Residential OK-3	Medium Density
D-OK-4	Commercial	Village Retail
D-OK-5	Community Commercial	Community Use and Limited Commercial
D-OK-6	Active Open Space	Active Recreation and Park Uses
D-OK-7	Passive Open Space	Creek, Natural Features, Hiking, and Buffers

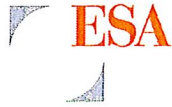


## **ATTACHMENT H**

Evaluation of the Proposed  
Club Knoll FDP for Compliance  
with the Secretary of Interior's  
Standards







# CLUB KNOLL RELOCATION AND REHABILITATION EVALUATION

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## Evaluation of the Club Knoll Final Development Plan for Compliance with the Secretary of Interior Standards for Rehabilitation

### 1. Introduction

Club Knoll is a potential historic resource as defined by Section 15064.5 of the CEQA Guidelines and Policy 3.8 of the Historic Preservation Element (HPE) of the General Plan. Club Knoll is a locally-designated historic resource.

The proposed Oak Knoll Mixed Use Community Project (project) proposes to relocate sections of Club Knoll to a central portion of the site, rehabilitate the relocated sections of the structure, and reuse the building as a community center and for accessory uses. The City of Oakland released a Notice of Availability (NOA) of the Draft Supplemental Environmental Impact Report (SEIR) prepared for the project for public review and comment on August 26, 2016. The analysis in the Draft SEIR considered the project sponsor's 2016 draft *Club Knoll Relocation and Rehabilitation* plan ("2016 draft plan") (Architectural Dimensions, 2016) and its evaluation prepared by Carey & Co. (Carey, 2016) on behalf of the project sponsor. The project sponsor subsequently prepared the *Club Knoll Relocation and Rehabilitation Final Development Plan* ("Club Knoll FDP") evaluated in this document.

The Draft SEIR identified several mitigation measures to protect Club Knoll before, during, and after relocation. New Mitigation Measure CUL-1.5 specifically requires the project sponsor to prepare a final Club Knoll relocation work plan to ensure that the proposed relocation would comply with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The project sponsor must comply with these mitigation measures before obtaining building permits.

This evaluation considers whether the proposed Club Knoll relocation and rehabilitation conducted pursuant to the Club Knoll FDP and mitigation measures in the Draft SEIR can be implemented in a manner that meets the Secretary of Interior's Standards for Rehabilitation.



## 2. Evaluation of the Draft Club Knoll FDP in Accordance with the Secretary of the Interior's Standards for Rehabilitation

As Club Knoll is an historic resource, the proposed project incorporates the Rehabilitation Treatment as the selected treatment for relocation or alteration of the structure. The Department of the Interior defines rehabilitation as “the process of returning a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient use while preserving those portions and features of the building and its site and environment which are significant to its historic, architectural, and cultural values.” (U.S. Department of Interior regulations, 36 CFR 67) The corresponding Standards for Rehabilitation allow for some modification to the building, provided various elements of the building's historical significance are retained.

The Secretary of the Interior's Standards for Rehabilitation identify ten standards for determining the appropriateness of a proposed project with regards to the preservation of the historic materials and features (U.S. Department of Interior regulations, 36 CFR 67). The proposed project is analyzed below in accordance with each standard. Compliance with each of the ten standards is not required for an overall determination that the project is compliant with the Secretary of the Interior's Standards for Rehabilitation.

### Rehabilitation Standards

**1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.***

The Club Knoll building was originally constructed as a clubhouse to service the private golf course that once existed on the Oak Knoll project site. In that capacity, Club Knoll contained numerous large, open and semi-public spaces, as well as smaller, private areas for club members. During the Navy's period of occupation at the project site, the building served a number of purposes, including temporary lodging, recreational and public gatherings, and food service. The proposed Oak Knoll project highlights Club Knoll for reuse as a community center and office for the Home Owners Association (HOA), with occasional public access through facility rental opportunities.

The proposed project will accommodate semi-public uses, community gatherings, and office activities similar to those that previously existed at Club Knoll. Additionally, these uses will be distributed throughout the modified building in a way that echoes the historic distribution of uses within the various spaces. The proposed project will also retain the historical circulation patterns through the building, with access at grade on multiple levels as a response to the sloping site. The location of the building's primary points of ingress and egress will also be maintained. The proposed uses allow for the original spaces, materials, and circulation patterns to be maintained. This limits potential impacts on the building's interior. For example, the openness of the common areas at the front of the building will be maintained, while more private uses will be toward the wings, a configuration that existed historically. As a result, the proposed project is compliant with Rehabilitation Standard 1.



**2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.***

The primary criterion for recognizing Club Knoll as a historic resource is its architectural design. (Carey, 2016; 2) The structure is an excellent example of Spanish Colonial Revival architecture, an architectural style that was popular during the 1920s when the Oak Knoll Golf Course and Country Club was developed. However, historic character goes beyond architectural style or the individual elements that comprise the design, and includes the overall setting and composition of the building as well.

Currently the building sits in a lightly wooded area on a site with a sloping grade. It is built into the hillside, creating an asymmetrical design with entrances at grade on the first floor in the rear, and at grade at the basement level in the front. The main entrance is accessed from an exterior stair built in the same style as the rest of the structure. The vertical massing of the building is further heightened by the double-height tower set off center in the front façade. The horizontal massing is dominated by the front portico and accented by the “third wing” that extends to the north side of the entrance.

On the interior, a relatively ornate lobby with mezzanine provides an entry point for the public. From there, access to the largest rooms in the building is provided. These two public rooms, to the left and right of the front entrance respectively, are also ornamented with a number of distinctive features, including fireplaces, carved wood elements, exposed ceiling trusses, cathedral ceilings, and wood floors. Moving straight through the lobby, there is access to the third main public space, the outdoor, enclosed courtyard. All other remaining interior spaces were historically private areas for members, offices, or housed support functions.

In the proposed project, substantial portions of the building will be relocated to a new site. The basement and the third wing will be demolished. Previous studies have evaluated the architectural significance of the basement and third wing and concluded that they are not individually historically significant nor does the loss of these features diminish the overall design of the building to a significant extent. (Carey, 2016; 23-24, 29-30).

The relocation site has a grade that resembles the existing building location, thus allowing the structure’s asymmetrical design to be reconstructed. The new basement is designed to be similar to the existing basement. The existing building’s at-grade access to the front elevation of the basement, at-grade access to the rear courtyard, and an exterior stair to provide access through the original front door, will be recreated as part of the proposed design of the new basement level.

Interior, non-historic walls will be removed to return the original public spaces of the building to a more accurate historic arrangement. The project will relocate and rehabilitate the main hall, dining hall, lobby, mezzanine, building wings, maintaining a courtyard and the tower, each of which is a distinctive feature and/or space of the building that, together,



establish spatial relationships that will also be maintained. Public access to the two large front rooms and the rear courtyard will be maintained. When moved, Club Knoll will be oriented so that its setting and access points remain historically accurate. As in its current location, the courtyard will face the parking area, and the opposite side will face open landscaped areas. The proposed landscape plan locates trees and landscaping planted around the building. Further, original decorative features will be protected in place or removed and reinstalled after the building has been relocated.

As proposed, the project will retain the historic character of the property. This includes many individual details as well as overall massing, setting, circulation, and materials. As such, the proposed project is compliant with Rehabilitation Standard 2.

- 3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.***

This project proposes to remove one wing of offices (“third wing”) from the original structure. This changes the structure’s overall massing and some elements of circulation within the interior spaces. The original basement level will also be removed, but then replaced with new construction. After relocation, the building will be repaired with materials that match the existing, (i.e. stucco with stucco), or recreated with materials that mimic the original (i.e. original lath and plaster with sheetrock) to maintain the historic design and appearance of Club Knoll. The intent is to match all new construction with those elements that date to the original period of construction. While this will create a modified building that appears to date to 1927, it will in fact be a mixture of 1927 and modern materials, designs, and construction methodologies. The Club Knoll FDP includes measures to prevent the potential for the proposed design to “create a false sense of historical development.” (See further discussion under Rehabilitation Standard 9 regarding the differentiation of new construction from original construction.)

The proposed project will retain the overall massing and circulation of the building, largely through the replacement of the existing basement level with a new basement level that will be distinguishable from the original upper levels through slight variations in materials and/or finishes. No conjectural features will be added as part of the rehabilitation. Therefore, the proposed project is compliant with Rehabilitation Standard 3.

- 4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.***

The proposed project will demolish the “third wing” of the building and remove and replace the basement level. The third wing historically served to house support function such as offices, while the basement contained locker rooms and utility spaces. The interior spaces and finishes are a mix of original and non-original elements. None have been noted in previous evaluations as significant in their own right.



While the areas identified for demolition date to within the period of significance the original finishes have been lost (Carey, 2015; 5). It is these elements' overall massing and architectural design that is most important. The third wing is set back from the front façade, forming a secondary façade that was historically masked by vegetation. Its removal would alter the overall composition of the design. The basement is an important feature to the extent it is exposed on the front elevation, which forms an integral part of the architectural design.

Relocation of the existing basement is not practicable because it is predominantly built into a hillside that is exposed only on one side. As discussed under Rehabilitation Standard 3, the proposed design to replace the basement includes new construction of similar proportions and with a similar relationship to the landscape, thus retaining the overall design. The project proposes to retain the front elevation.

Overall, the removal of these substantial sections of the original building will alter the historic massing and result in a loss of original materials. However, aforementioned previous studies have confirmed that, pertinent to Rehabilitation Standard 4, neither the third wing nor the basement represent changes to the original building that have acquired significance over time. Therefore, the proposed project is compliant with Rehabilitation Standard 4.

**5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***

The 2016 Carey & Co. report (Carey, 2016; 25-26) identifies the following character-defining features of Club Knoll:

**Exterior**

- Irregular plan with varied massing
- Asymmetrical layout
- Mix of roof types – gable and shed
- Bell tower
- Chimneys – stucco clad and rock
- Varied openings – Wide range of window and door sizes and shapes, wood and metal windows and doors
- Juliet balconies – Metal railings adorn the small balconies
- Covered arcade around courtyard
- Exterior stair to main level
- Deck at second level
- Stucco cladding
- Red roof tiles
- Decorative stucco detailing – Quatrefoil vents, brackets, keystones, etc.
- Built into the side of a knoll
- Open landscape to the west of the building
- Enclosed courtyard with fireplace and fountain

**Interior**

- Wood trusses and exposed wood ceiling construction
- Decorative corbels



- Decorative plasterwork – An orchestra balcony and columns in lounge
- Wood panel doors
- Wood floors
- Simple wood columns and beams
- Simple wood baseboards
- Massive rock fireplaces
- Sequence of public spaces – Lobby flanked by two large rooms (lounge to the south and dining to the north)

The Club Knoll FDP calls for all of these elements to be salvaged, repaired, or recreated depending on their type, condition, and location. Retention of original elements is an important part of Rehabilitation Standard 5. Retention in place is most desirable, while removal and reinstallation after repairs are complete is acceptable. Methodologies for managing the protection, assessment, and treatment of the character-defining features are described in New Mitigation Measures CUL-1.1 – CUL-1.5 of the Draft SEIR. Specifically, New Mitigation Measure CUL-1.5 (i) specifies that the project shall ensure that character-defining features that are not deteriorated beyond repair, including historic windows and surviving window hardware, are preserved during dismantling, and properly installed and reassembled in their original location. Overall, compliance with, and proper implementation of these mitigation measures, as referenced on Club Knoll FDP, Sheets DR-2.1 and DR-2.2, make the proposed project compliant with Rehabilitation Standard 5.

**6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.***

The proposed project calls for salvage, storage, repair, and reinstallation of historic decorative elements including: roof tiles, roof trusses, doors, windows, columns, corbels, emblems, wood trim (interior and exterior,) wood flooring, truss base moldings, railings, and hardware. New Mitigation Measures CUL-1.1 - CUL-1.5 in the Draft SEIR all concern the evaluation of materials before, during, and after the relocation to guard against unnecessary damage. Following these measures will limit unforeseen damage to historic elements, thus allowing them to be repaired rather than replaced. In the event replacement is needed, for those limited instances, the project outlines that “care shall be taken to match any new materials with the original materials” (Club Knoll FDP, Sheet DR- 2.2). Compliance with New Mitigation Measures CUL-1.4(f) and CUL-1.5(g) in the Draft SEIR are two specific examples where elements must be replaced; the replacements should match the original in quality as well as material. As specified in the Club Knoll FDP, replacement elements shall be marked as such so as to distinguish them from the original, historic elements; a date stamp or craftsman’s mark on a non-exposed surface is recommended. It is understood from the Club Knoll FDP that some historic finishes, such as the lath and plaster walls, and portions of the wood floor are already damaged beyond repair because of prior neglect and vandalism. The final FDP proposes that these elements will be replaced in-kind according to the aforementioned mitigation measures and final FDP.



Provided the provisions of New Mitigation Measures CUL-1.1 – CUL-1.5 and all treatments in the Club Knoll FDP are implemented where necessary, the proposed project will be in compliance with Rehabilitation Standard 6.

**7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The proposed relocation of Club Knoll constitutes a physical treatment. The level of impact of this treatment is largely dependent upon the details of the relocation itself, as defined in Club Knoll FDP. As prescribed in New Mitigation Measures CUL-1.2 and CUL-1.5 in the Draft SEIR, much can be done by the project sponsor to minimize damage before, during, and after relocation when, even under ideal circumstances, damage may occur.

The proposed project calls for the building to be “braced and shored” to prepare the building for relocation. The exact nature of the bracing and shoring will be prepared according to the provisions of New Mitigation Measures CUL-1.2 and CUL-1.5. Bracing and shoring activities may require removal of interior plaster finishes and applied ornaments. As noted in the Club Knoll FDP, the interior finishes are currently quite damaged, and would require replacement even if the building were left in place (Club Knoll FDP; Sheet DR-2.1[B] and Sheet DR-2.2 [H]). The applied ornament is called out for salvage, repair, and reinstallation according to the provision of New Mitigation Measure CUL-1.4. As described, the “largest components of building possible will be moved intact to avoid full dismantlement of the building and a substantial adverse change” (Club Knoll FDP; Sheet DR-2.1). This means building segments, preferably entire rooms or wings, as opposed to individual walls or singular planer elements, may be relocated as whole units, however, the exact location of cuts and size of each segment has yet to be determined, as it is not possible to precisely define until the dismantlement process begins, as specified in the Club Knoll FDP; Sheet DR 2.1. This will require further study according to the provisions of New Mitigation Measure CUL-1.4 (Club Knoll FDP; Sheet DR-2.1).

The proposed project assumes that the relocated segments may no longer be structurally sound, and therefore the pre-construction of a steel frame is proposed so that the existing components of the building do not have the full burden of being structurally sound as a building unit (Club Knoll FDP; Sheet DR-2.2). The Club Knoll FDP describes that a new structural frame would be designed to fit within the existing components as much as practical, as to not damage historic materials (or be visible), pursuant to New Mitigation Measure CUL 1.5(e). Also, the Club Knoll FDP includes measures that ensure careful attention to the various materials (i.e. metal versus wood framing) to limit cracking as the building settles and as these materials react to changing environmental conditions.

The final FDP does not describe the specific methodology to attach the historic building segments to the pre-existing steel frame, and therefore the likelihood that historic materials would not be damaged. Therefore, full compliance with this Rehabilitation Standard would depend on the exact approach to the work, which will be specified in the work plan required by New Mitigation Measure CUL-1.5. To allow flexibility in determining the final structural



method applied to relocate and reassemble the building on the new site, the final FDP specifies that the California State Historical Building Code (SHBC) would be implemented to the greatest extent possible and permitted by the City of Oakland. Application of the SHBC could provide additional alternative methodologies to relocate and reassemble the building on the new site without the need for an entirely new structural system. However, use of the SHBC would only be considered to the extent that it ensures life safety, retains historic character, and limits impacts on the historic resource as a whole. The Club Knoll FDP does recognize that a new steel frame would avoid the need for the old building components to be upgraded to sustain current code forces - a process that could be more impactful than moving the components.

As presented, the proposed project is compliant with Rehabilitation Standard 7, assuming compliance with, and proper implementation of, the specific measures referenced in the Club Knoll FDP.

**8. *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.***

Previous studies have concluded that archeological resources are unlikely to exist at the current or proposed project sites. However, if such resources are encountered, compliance with Oakland Standard Conditions of Approval (SCA) CUL-1, SCA CUL-2, and SCA CUL-3 would ensure the proposed project is in compliant with Rehabilitation Standard 8.

**9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***

As previously described, the project proposes to replace the existing basement with one of similar size, layout, and design to the original. This approach works well to maintain the historic spatial relationships, size, scale, and proportion of the building. In accordance with the Club Knoll FDP and discussed for Standard 3, where new elements are introduced, they will vary from original elements. For example, new balustrades will be compatible in design but not match historic designs, and variations in stucco texture or color will be considered for areas of new construction to provide distinction between original and contemporary construction.

Also pursuant to the Club Knoll FDP and discussed for Standard 6, where elements must be replicated because the originals are missing or too badly damaged for reinstallation, a date stamp or other such mark will be applied in an inconspicuous location on the element to differentiate between original and new decorative elements. This mark would not need to be visible to the public but will be clear to any future workman who might need to remove the item from its location in the future.

As proposed, the project is compliant with Rehabilitation Standard 9.



**10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

During relocation, the building will be “braced and shored to ensure structural stability of the building during dismantlement that will weaken the building as components are cut away for relocation. The bracing will be reversible, additive, and shall not destroy any salvageable historic parts of the building.” (Club Knoll FDP; Sheet DR-2.1)

Once at the new site, the building will be subject to new construction but no exterior additions. Some damaged elements will be replaced, including some structural elements. These replacement parts are not considered new construction under the provisions of Standard 10. The new construction includes interior modifications to alter the original room configurations in basement level. New interior walls, once constructed, could be removed without causing a high degree of damage to original materials. As presented, the new basement level will be constructed separately from the historic building. Just as the original basement can be separated from the upper levels and still retain the building’s essential form and integrity, so too could the new basement be separated from the historic upper levels. The two elements (basement and upper levels) would then be structurally connected through various means, much of the success of that separation depends on details regarding the introduction of the new steel frame as discussed above for Rehabilitation Standard 7. The details regarding implementation of new structural elements will be addressed in the work plan as required by Mitigation Measure CUL-1.5. As presented, the proposed project is largely compliant with Rehabilitation Standard 10.

### 3. Conclusion

Overall, the proposed project, as presented and described in the Club Knoll FDP, is compliant with the Secretary of Interior’s Standards for Rehabilitation, provided the work is conducted pursuant to the Club Knoll FDP, as amended by this evaluation, and New Mitigation Measures CUL-1.1 through CUL-1.5 identified in the Oak Knoll Mixed Use Community Project SEIR. The Club Knoll FDP demonstrates that relocation of the Club Knoll building is feasible and that rehabilitation of the building will be done in a manner that meets the Secretary of Interior Standards for Rehabilitation.

If the City approves the project, it would require implementation of the mitigation measures in the SEIR as conditions of approval. Nothing in the Club Knoll FDP precludes the project sponsor's ability to comply with the mitigation measures. In fact, many features of the Club Knoll FDP already show consistency with New Mitigation Measure CUL-1.5. These include the following specific measures:

**CUL-1.5a.** Ensure that all temporary work to shore and brace the building will be reversible, additive, and shall not destroy any surviving historic fabric in the building.



- CUL-1.5b.** Ensure that a preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, will be on site to monitor dismantlement and reassembly of Club Knoll.
- CUL-1.5d.** Ensure components and parts of the building dismantled during the relocation process are catalogued, protected, stored in a secure area, if necessary, and reassembled in their original location on the relocated building.
- CUL-1.5e.** Ensure that the proposed steel frame and new interior systems will not be visible in the relocated building, except as necessary for life safety or in newly installed kitchen, bathrooms, elevators, or similar systems.
- CUL-1.5f.** Ensure that protective barriers or buffers are provided to further protect the building from potential damage by construction activities from new construction around the relocated building, including the operation of construction equipment.
- CUL-1.5g (partial).** Ensure that if original wood floor material is found beneath more recent finishes, it shall be inspected for soundness and as much as possible shall be retained.
- CUL-1.5h.** Ensure all work, including improvements in compliance with the American Disabilities Act (ADA), will adhere to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, using the Rehabilitation Standards.
- CUL-1.5j.** Ensure the foundation is constructed such that the building, at the exterior stair location on the west elevation, is raised above to the surrounding finished grade.

The City would require evidence of compliance with each measure in Mitigation Measure CUL-1.5, including preparation of the "relocation work plan," when the project applicant seeks building permits and, for construction measures, during construction. Implementation of these mitigation measures further supports the Draft SEIR conclusion that the project would be consistent with the Secretary of the Interior's Standards.<sup>1</sup>

## 4. References

Architectural Dimensions, *Oak Knoll Relocation and Rehabilitation – Club Knoll*, (also referred to as FDP#1 and “2016 draft plan”), April 18, 2016.

Architectural Dimensions, *Final Development Plan: Club Knoll Relocation and Rehabilitation* (also referred to as FDP#2 and “Club Knoll FDP”), April 3, 2017. (**Appendix G** to the Final SEIR)

Carey & Co., *Oak Knoll Golf and Country Club Building 18 at the Former Naval Medical Center Oakland, California, Relocation Evaluation*, May 3, 2016. (Part of **Appendix T** to the Draft SEIR)

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<sup>1</sup> The Club Knoll FDP includes a Proposed Travel Route, which complies with measure “a” of Mitigation Measure CUL-1.4 (Relocation Travel Route).



## 5. Preparers

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- Becky Urbano, Senior Architectural Historian
- Dana McGowan, Cultural Resources Practice Leader
- Crescentia Brown, Community Development Director, Project Director, Oak Knoll SEIR



## Attachment I

### CONDITIONS OF APPROVAL

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**Project:** Final Development Plan (FDP) for Club Knoll Relocation and Rehabilitation

**Applicant:** Oak Knoll Venture Acquisitions, LLC

1. **HABS Documentation** (EIR Mitigation Measure CUL-1.1): The Project sponsor shall document Club Knoll according to the Historic American Building Survey (HABS) standards, which requires:
  - a. Drawings: A full set of measured drawings depicting the building. Consideration may be given to using 3D laser scanning at an appropriate resolution to aid in the creation of the drawings.
  - b. Photographs: Photographs with large-format negatives of exterior and interior views of the existing building. Photocopies with large-format negatives, or high resolution digital copies of historic photographs. Consideration may be given to the use of high resolution digital photography in lieu of large-format negatives. If digital photography is selected, photo quality should meet the standards outlined in the National Register Photo Policy Factsheet updated 5/15/2013.
  - c. Written data: A historical report in Outline Format.
  - d. A qualified architectural historian or historical architect meeting the qualifications in the Secretary of the Interior's Professional Qualification Standards shall oversee the preparation of the plans, photographs and written data.
  - e. The documentation shall be submitted for review and approval by qualified staff of the City of Oakland Bureau of Planning, Oakland Cultural Heritage Survey (OCHS).
  - f. The documentation shall be filed with the Oakland Cultural Heritage Survey, the Oakland History Room at the Oakland Public Library, and the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System.

When Required: Prior to approval of a construction-related permit for Club Knoll

Monitoring/Inspection: City of Oakland Bureau of Planning, OCHS Staff

2. **Baseline Building Conditions Study, Structural** (EIR Mitigation Measure CUL-1.2): The Project sponsor shall prepare a Baseline Building Conditions Study to establish the baseline condition of the building and determine what kind of stabilization might be necessary to relocate the building. Specifically:
  - a. A preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, shall undertake an existing condition study of Club Knoll.
  - b. The documentation shall take the form of written descriptions and visual illustrations, including of those physical characteristics of Club Knoll that convey its historic significance and must be protected and preserved, and recommendations for any structural reinforcement, stabilization, or protection before the relocation or any other alteration.
  - c. The Project sponsor shall implement work in accordance with the approved plan.



When Required: Prior to approval of a construction-related permit for Club Knoll  
Monitoring/Inspection: City of Oakland Bureau of Planning, OCHS Staff

3. **Relocation Travel Route** (EIR Mitigation Measure CUL-1.3): The Project sponsor shall prepare a Relocation Travel Route Plan for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS. Specifically, the plan shall:
- a. Show the location of the proposed travel route from the existing Club Knoll location to the new location.
  - b. Identify and locate on-site covered, secured and enclosed storage areas where components of Club Knoll may be temporarily stored before or during relocation, if required.
  - c. Identify how the relocation site will be prepared to accept the relocated components of Club Knoll, including but not limited to grading and construction of the foundation.
  - d. The Project sponsor shall implement work in accordance with the approved plan.

When Required: Prior to approval of a construction-related permit for Club Knoll  
Monitoring/Inspection: City of Oakland Bureau of Planning, OCHS Staff

4. **Building Features Inventory and Plan** (EIR Mitigation Measure CUL-1.4): The Project sponsor shall prepare a Building Features Inventory and Plan for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS. Specifically, the inventory shall include the following, without limitation:
- a. Character-defining Features
    - i. Identify the character-defining features of Club Knoll to be relocated, specifying features that cannot be repaired, are deteriorated or damaged beyond repair and will need to be replaced.
    - ii. Describe how the character-defining features will be treated and cleaned to remove graffiti and/or mold.
  - b. Existing and Proposed Building Plans
    - i. Provide a complete set of schematic floor and roof plans and elevations showing existing conditions (which may come from the HABS report in Mitigation Measure CUL-1.1 or Baseline Building Conditions Study for Mitigation Measure CUL-1.2). The existing floor plans should identify elements and spaces proposed for demolition, as well as the location of where the building will be cut into moveable components (horizontally and vertically).
    - ii. Provide a complete set of schematic floor plans identifying new walls, insertions, and other alterations proposed to interior spaces.
    - iii. The existing and proposed building plans shall be prepared by a qualified preservation architect and structural engineer.
  - c. Materials Compatibility: Tests shall be conducted of the exterior stucco and interior plaster to ensure new materials match the original.
  - d. Qualifications: Identify the vendors and subcontractors to undertake restoration and relocation work. The contractor responsible for the relocation and rehabilitation work shall be experienced in the Secretary of the Interior's Standards.
  - e. The Project sponsor shall implement work in accordance with the approved plans and requirements.



When Required: Prior to approval of a construction-related permit for Club Knoll  
Monitoring/Inspection: City of Oakland Bureau of Planning, OCHS Staff

5. **Final Work Plan, Specific Relocation/Rehabilitation Measures** (EIR Mitigation Measures CUL-1.5): Ongoing, during the relocation activities for Club Knoll. The Project sponsor shall incorporate the following mitigation measures into a final Club Knoll relocation work plan which it shall submit for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS:
- a. Ensure that all temporary work to shore and brace the building will be reversible, additive, and shall not destroy any surviving historic fabric in the building.
  - b. Ensure that a preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, will be on site to monitor dismantlement and reassembly of Club Knoll.
  - c. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
  - d. Ensure components and parts of the building dismantled during the relocation process are catalogued, protected, stored in a secure area, if necessary, and reassembled in their original location on the relocated building.
  - e. Ensure that the proposed steel frame and new interior systems will not be visible in the relocated building, except as necessary for life safety or in newly installed kitchen, bathrooms, elevators, or similar systems.
  - f. Ensure that protective barriers or buffers are provided to further protect the building from potential damage by construction activities from new construction around the relocated building, including the operation of construction equipment.
  - g. Ensure that if original wood floor material is found beneath more recent finishes, it shall be inspected for soundness and as much as possible shall be retained. Any deteriorated wood flooring shall be replaced with in-kind material.
  - h. Ensure all work, including improvements in compliance with the American Disabilities Act (ADA), will adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties, using the Rehabilitation Standards.
  - i. Ensure character-defining features that are not deteriorated beyond repair, including historic windows and surviving window hardware, are preserved during dismantling, and properly installed and reassembled in their original location.
  - j. Ensure the foundation is constructed such that the building, at the exterior stair location on the west elevation, is raised above to the surrounding finished grade, and that the orientation is such that Club Knoll will maintain the important relationships with its setting identified in the Carey & Co. Historic Report (May 2016).
  - k. The project sponsor shall implement the final work plan as approved by the City of Oakland.

When Required: Prior to approval of construction-related permit; during construction  
Initial Approval: Bureau of Building  
Monitoring/Inspection: Bureau of Building

6. **Archaeological and Paleontological Resources, Discovery during Construction** (SCA CUL-1 from EIR): During construction. Pursuant to CEQA Guidelines section 15064.5(f), in the event that



any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find.

- a. Paleontological Resources: In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards.
  - i. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.
  - ii. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.
  - iii. In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.
- b. Archaeological Resources: In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain.
  - i. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions.
  - ii. The ARDTP shall include the analysis and specify the curation and storage methods.
  - iii. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable.
  - iv. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant.
  - v. The project applicant shall implement the ARDTP at his/her expense.

When Required: During construction

Monitoring/Inspection: Bureau of Building



7. **Archaeologically Sensitive Areas, Pre-Construction Measures (EIR SCA CUL-2):** Prior to approval of construction-related permit and during construction. The project applicant shall implement Provision B (Construction ALERT Sheet) concerning archaeological resources.
- a. The project applicant shall prepare a construction “ALERT” sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site.
  - b. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site.
  - c. Training by the qualified archaeologist shall be provided to the project’s prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site.
  - d. The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City’s Environmental Review Officer contacted in the event of discovery of the following cultural materials:
    - i. concentrations of shellfish remains;
    - ii. evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks);
    - iii. concentrations of bones;
    - iv. recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock);
    - v. building foundation remains; trash pits, privies (outhouse holes);
    - vi. floor remains;
    - vii. wells;
    - viii. concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.;
    - ix. thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes);
    - x. wood structural remains (building, ship, wharf);
    - xi. clay roof/floor tiles;
    - xii. stone walls or footings; or
    - xiii. gravestones.
  - e. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.

When Required: Prior to approval of construction-related permit; during construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

8. **Human Remains, Discovery during Construction (EIR SCA CUL-3):** During construction. Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner.



- a. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made.
- b. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code.
- c. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Monitoring/Inspection: Bureau of Building

9. **Owner's Completion Bond.** Consistent with Municipal Code Section 15.44.030, the project applicant or their designated representative shall file with the Building Inspector a surety company bond executed by owner or lessee as principal, and conditioned as follows:
- a. That all of the work required to be done to complete the relocation and rehabilitation of Club Knoll pursuant to the conditions of approval set forth herein shall be fully performed and completed within a reasonable time to be specified by the Building Inspector.
  - b. Such bond shall be in principal amount equal to the estimated cost of the work proposed to be done, plus ten percent, and shall name the city of Oakland as obligee.
  - c. If the Building Inspector determines that the conditions and obligations of the Club Knoll relocation and rehabilitation permit have not been met by the property owner or lessee, the Building Inspector may proceed at the property owner's expense to complete all remaining obligations. Remaining relocation and rehabilitation work may be done by private contractors, and the Building Inspector shall keep an itemized account of such costs.
  - d. Upon completion of the work, the City Manager or his or her designee shall provide written notice to the owner or lessee, showing the itemized cost of such work and giving notice of the day, hour and place when the City Council will hear and pass upon a report by the Building Inspector or his or her representative of said costs.

When Required: Prior to issuance of a construction-related permit

Monitoring/Inspection: Bureau of Building

10. **Surety Bond.** Consistent with Municipal Code Section 15.44.030, the project applicant shall file a surety bond with the City Clerk, executed by the project applicant and by a surety company authorized to do business in California as surety.
- a. The surety bond shall name the city of Oakland as obligee, and shall be a principal amount as may be fixed by the City Manager based upon the facts and conditions of the proposed relocation and rehabilitation of Club Knoll.
  - b. The surety bond shall be conditioned as to the following:
    - i. That the project applicant (or their designated representative) shall well, truly, honestly and faithfully perform and execute the duties of a building mover as regulated by the Oakland Municipal Code.



- ii. That the project applicant (or their designated representative) shall strictly comply with all the conditions and requirements of the Oakland Municipal Code regulating the moving of buildings.
- iii. That the project applicant (or their designated representative) shall pay any and all losses or damages that may result from moving the Club Knoll building, to any property owned or controlled by the city or for which it may be responsible, and to any property belonging to any public utility company or public carrier.
- iv. That the project applicant (or their designated representative) shall save, indemnify and keep harmless the city against all liabilities, judgments, costs and expenses which may in any way accrue against the city as a consequence of the granting of the permit to move the building.
- v. That the project applicant (or their designated representative) shall file an insurance policy of public liability and property damage with the City Clerk that satisfies all City requirements.

When Required: Prior to issuance of a construction-related permit

Monitoring/Inspection: Bureau of Building