From: Susan Piper
To: Klein, Heather
Cc: Gordon Piper
Subject: Re: Bentley School, Oakland FIrestorm Memorial Garden and Fence
Date: Tuesday, August 11, 2015 5:25:32 PM

However, it does change the nature of the environment, if they plan to build more parking abutting our property, not to mention bleachers that sit at the bottom of a steep hill where the sounds reverberate up the hill. I would hope that we would have an opportunity to provide input, if that is what they propose.

The placement of the fence will make a big difference in the ambiance around our house--a big 4-6 foot high wooden fence 15 feet from our house is very different from the sylvan setting we currently have. We also would want that fence screened, and we are concerned about a wooden fence so close to the three Oak trees and Avocado Tree in terms of fire safety.

Our email outlined our concerns-- we would like to see what Bentley proposes before staff makes their recommendation so we can provide our feedback-- and time to remove any of our plants that might be compromised, as well as re situate the irrigation that is currently keeping their property watered (we've been maintaining a swath of Bentley property for 37 years.)

Thanks!

Sue

On Tue, Aug 11, 2015 at 4:48 PM, Klein, Heather <HKlein@oaklandnet.com> wrote:

> Sue,
>
> Per Condition 24, the answer is that a new fence and at grade parking does not constitute "future construction" as defined in the condition. Furthermore, per Condition 3, this would be a Minor Change and handled by staff as is and per the normal practice for fences and parking.
>
> 24. Master Plan Required for Student Enrollment Increase or "Future Construction"
>
> Ongoing
>
> The Project Applicant shall apply for a permit (Major Conditional Use Permit or Planned Unit Development Permit) for any student enrollment increase or "Future Construction" that includes as part of that application a Master Plan for the "Site" for the next 10 years. Site is defined for this condition as: all property included in the CUP Project description, including acreage in both the City of Oakland and City of Berkeley. The Master Plan shall include, at a minimum, how the school will accommodate additional student growth, a comprehensive development plan for the campus site , including addressing on-site parking, sports fields (if applicable) and traffic-related and vehicle access issues. Future Construction is defined for this condition as: new, wholly reconstructed, or relocated

school buildings, expansion of floor area (as defined by Planning Code), new enclosed buildings or portions of buildings (i.e., storage shed, garage, attic on an existing building). Future construction per this condition does not include features such as unenclosed decks/balconies, stairs, walkways, patios, courtyards, fences, walls and retaining walls, at grade play areas or play equipment, trellises or other landscape features, at grade parking spaces/pavement, interior remodeling of an existing building, or repair of existing building features. The last enrollment form submitted to the state shall be required as part of the application documents. See Condition of Approval #3 regarding the scope of major or minor changes to the Conditions of Approval.

3. Scope of This Approval; Major and Minor Changes

Ongoing

The project is approved pursuant to the Planning Code only. Minor changes to approved plans, conditions of approval, facilities or use may be approved administratively by the Director of City Planning or designee and brought to the City Planning Commission as a noticed, informational Director's Report within 30 days. Minor changes include, but are not limited to, the reporting criteria or the number of monitoring personnel in Conditions of Approval #16, and 19. Major changes to approved plans, conditions of approval, facilities or use shall be reviewed by the City Planning Commission as a revision to the Major CUP. Major changes include, but are not limited to, the following: an increase in staff, increase in hours of operation (day care, school hours, or events), increase in the number or days of special events, or termination/revocation of the MOU by OPD. See Condition of Approval #25 regarding other changes to that would require preparation and approval of a permit for a Master Plan.

Heather Klein, Planner III **|** City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: hklein@oaklandnet.com | Website: www.oaklandnet.com/planning

Please consider the environment before printing this email

From: Susan Piper [mailto:susangpiper@gmail.com]
Sent: Monday, August 10, 2015 8:39 AM
To: Klein, Heather
Subject: Fwd: Bentley School, Oakland FIrestorm Memorial Garden and Fence

Doesn't the school need to do a master plan to add parking?

Please excuse typos.

Sent from my iPhone

Begin forwarded message:

> **From:** Chris Pattillo <pattillo@pgadesign.com>
> **Date:** August 10, 2015 at 8:31:22 AM PDT
> **To:** Susan Piper <susangpiper@gmail.com>
> **Cc:** Laura Konigsberg <lkonigsberg@bentleyschool.net>, Heather Klein <Hklein@oaklandnet.com>, Gordon Piper <rgpiper33@gmail.com>
> **Subject: Re: Bentley School, Oakland FIrestorm Memorial Garden and Fence**
>
> Sue,
>
> It was nice to meet with you and Gordon. I enjoyed seeing your beautiful home and garden. I hope Gordon's shoulder has improved since I was there.
>
> As you will recall I took notes during our meeting and can assure you that I immediately conveyed everything we discussed to the school. Since I was there they have decided to have Kava Massi, Architect study where to locate the fence and how they might possibly add onsite parking. One of the key reasons they are tending toward a wood fence is to screen the cars from view from the street and your home.
>
> I met with the surveyor last week who will be shooting grades and locating the existing trees prior to the design work. I believe this study will help everyone understand the big picture.
>
> Though I have already conveyed each of the points in your letter I will pass it on to the school administration and will keep you informed.
>
> Chris
>
> Visit our web site to see what is new!

Chris Pattillo FASLA

Principal

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On Sat, Aug 8, 2015 at 10:21 PM, Susan Piper <susangpiper@gmail.com> wrote:

Dear Chris,

Thank you for taking the time to meet with us about Bentley's School's interest in a water savings audit for both the school and Firestorm Memorial Garden. As we said, we would be happy to work with the school and EBMUD to find ways to conserve water during the current drought.

Concerning the school's interest in installing a fence along the property line, as we discussed in our meeting, we would prefer the school to install the fence along the original fence line, which can easily be determined by linking up the current chain link fence by the two-car parking spaces near the front of the school's property to the wooden fence by the former pool/now ball court area. It would save the school a substantial amount of money, because the school would not have to replace the current fence along the ball court, or the new fence next to the Liu's property at 24 North Hill Court, which comprise at least half the length of the proposed fence line.

In the 37 years that we have lived here, we have understood where the property lines were located. We had an understanding with the school that we would landscape and maintain the property on our side of the fence. Because we have fruit trees and other plants located near or in this area, we would prefer not to have to lose them.

If, however, the school is set on moving the fence line, we seek the following

actions:

1. Complete a Master Plan for the school so that we and other neighbors understand the full intent of the school's development, before a fence is installed. We understand there is interest in widening the entry road and in installing bleachers at the ball court. We would want to know how these fit with a master plan, which is required by the current CUP for any new development.\

2. Place the fence at least 3 feet back from the property line, to protect our fruit trees and specimen plants that are immediately adjacent to the property line.

3. Screen the fence with landscaping to offset the massive "wall" effect such a long fence would have (another reason to leave a 3 foot set back).

4. Choose a material other than wood for fire safety and esthetics. A solid wood fence placed so close to trees and other vegetation, and running such a long length is a fire risk. An iron or other metal fence would be less of a fire risk. It also would allow for a more open esthetic, which we would prefer. The Ready for Wildfire website recommends: *Fences: Consider using ignition-resistant or non-combustible fence materials to protect your home during a wildfire. - See more at: http://www.readyforwildfire.org/hardening_your_home/ -sthash.G9mfYe3T.dpuf*

5. A gate near the ball field will allow staff and students to retrieve balls that end up on our property. During the school year, we typically return 6 or more balls a week that have flown over the fence. The row of citrus trees does help to break their trajectory. Currently, students and staff can come through the gap between the start of the art building and the wooden fence to retrieve the balls.

The school give us a month's notice before commencing work so that we can relocate any sprinkler lines and plants that we

--

Sue Piper

--
Sue Piper