

Davenport, Kevin

From: Elena Comrie <edcomrie@gmail.com>
Sent: Wednesday, October 05, 2016 1:33 PM
To: At Large; Thao, Sheng; Holtan, Laura E.
Subject: Oak Knoll Development.

To: Rebecca Kaplan,

Council Person Kaplan this is a email that I have sent to Heather Klein, and the City of Oakland Bureau of Planning Concerning the proposed Oak Knoll development. It's important that you know about this, as my neighborhood of Sequoya Hills is getting politically organized to make sure this project does not have an effect on our quality of life and property values.

The list below itemizes some of my concerns and objections to the proposed Oak Knoll Development project:

- The traffic study which was paid for by the developer was discussed in great detail at the 9/22/16 meeting with the Developers and various neighborhood groups, and with City of Oakland staff in attendance (Claudia Capiro).
- Although the traffic study **confirms** that the development will negatively impact almost every intersection and traffic flow on the neighboring roads, the developer is **not required** to follow any of the recommendations in the traffic study.
- Oakland has not made any traffic mitigation measures a condition of approval for this development. The developers do not have to install a single traffic sign or traffic light.
- I have personally witnessed several near accidents at the main intersections that will be affected by this development. Near misses included occurrences when drivers have exited the freeway at the Keller onto Mountain Blvd off ramp and since the traffic was backed up onto the freeway, they simply used the 'right turn only' lane to turn left. I have also witnessed the incredible congestion that is an almost permanent condition at the Golf Link exit.
- The developers have not made any agreements or arrangements with CalTrans regarding the impact to off-ramps, on-ramps, or increased freeway traffic (although this impact is mentioned in the traffic report).
- The developer states that there will be an additional 11,250 daily car trips in and out of the development everyday. This number is likely a very low estimate, considering they are building a shopping complex at the base of the site. The previous number of daily car trips for the hospital was 5,000.
- The traffic study did not include any weekend hours (i.e. Zoo traffic that can cause the freeway to back-up for miles into San Leandro)
- Regarding construction: At a previous meeting, the developer stated that it would take 2 1/2 -3 years to construct the infrastructure and 5-7 or 8 years to build out the rest of the project. This developer is

planning on selling off/parceling out the specific housing developments/pads to other builders/developers (i.e. Toll Brothers). The project will then have multiple developers in each phase.

- I believe that if this development has to take place, it should be more carefully studied and the number of homes should be significantly reduced. Additionally, traffic mitigation (including additional signage, improved off-ramps and on-ramps, and additional stop lights) should be a Condition of approval before this development goes any further.
- I will be at the 10/5/16 meeting with my concerns and objections and I'm informing my neighbors to do the same. If this plan is approved in it's current state, it will have a negative effect on our quality of life and property values.
- We strongly object to the current proposed Oak Knoll development and want our objections noted and taken into consideration in any & all City of Oakland review.

Regards,

Elena Comrie

7848 Surrey Lane

Davenport, Kevin

From: Thao, Sheng
Sent: Thursday, October 06, 2016 2:38 PM
To: Davenport Jr., Kevin Y
Subject: FW: Oak Knoll Development.

Follow Up Flag: Follow up
Flag Status: Flagged

This needs to be put into constituent log please. Thanks!

From: Elena Comrie [<mailto:edcomrie@gmail.com>]
Sent: Wednesday, October 05, 2016 1:33 PM
To: At Large; Thao, Sheng; Holtan, Laura E.
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- Regarding construction: At a previous meeting, the developer stated that it would take 2 1/2 -3 years to construct the infrastructure and 5-7 or 8 years to build out the rest of the project. This developer is planning on selling off/parceling out the specific housing developments/pads to other builders/developers (i.e. Toll Brothers). The project will then have multiple developers in each phase.
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Regards,

Elena Comrie

7848 Surrey Lane

Davenport, Kevin

From: jyusko <jlyusko@lmi.net>
Sent: Wednesday, October 12, 2016 2:07 PM
To: Klein, Heather
Cc: Reid, Larry; Office of the Mayor; Cappio, Claudia; Mossburg, Pat; Kalb, Dan; Guillen, Abel; McElhaney, Lynette; Campbell Washington, Annie; Gallo, Noel; Brooks, Desley; At Large; Parker, Barbara; tpkeliher@gmail.com
Subject: Oak Knoll Coalition Response letter to the: Oak Knoll DSEIR SCH No. 1995103035 dated August, 2016; City file no.: ER-15-004
Attachments: OKC 2016 SEIR Response Ltr FINAL.pdf

Dear Planning Department:

Attached, please find Oak Knoll Coalition's response to the Draft Supplemental Environmental Impact Report (Oak Knoll DSEIR SCH No. 1995103035 dated August, 2016; City file no.: ER-15-004) for the Oak Knoll Mixed Use Community Project Plan.

A hardcopy was also submitted today in person to Ms. Heather Klein at the City of Oakland offices.

Respectfully,
-Oak Knoll Coalition
www.oakknollcoalition.org

Davenport, Kevin

From: Kris Drobocky Baitoo <kris@kdbconsulting.com>
Sent: Wednesday, October 12, 2016 3:40 PM
To: Klein, Heather
Cc: Office of the Mayor; Cappio, Claudia; Mossburg, Pat; Kalb, Dan; Guillen, Abel; McElhaney, Lynette; Campbell Washington, Annie; Gallo, Noel; Brooks, Desley; At Large; Reid, Larry; treasurer@sequoyahhome.org
Subject: Sequoyah Hills Homeowners Association Response to Oak Knoll DSEIR SCH No. 1995103035 dated August, 2016
Attachments: SHHA_OakKnollDSEIR_Response10_12_2016_001.pdf

Dear Planning Department:

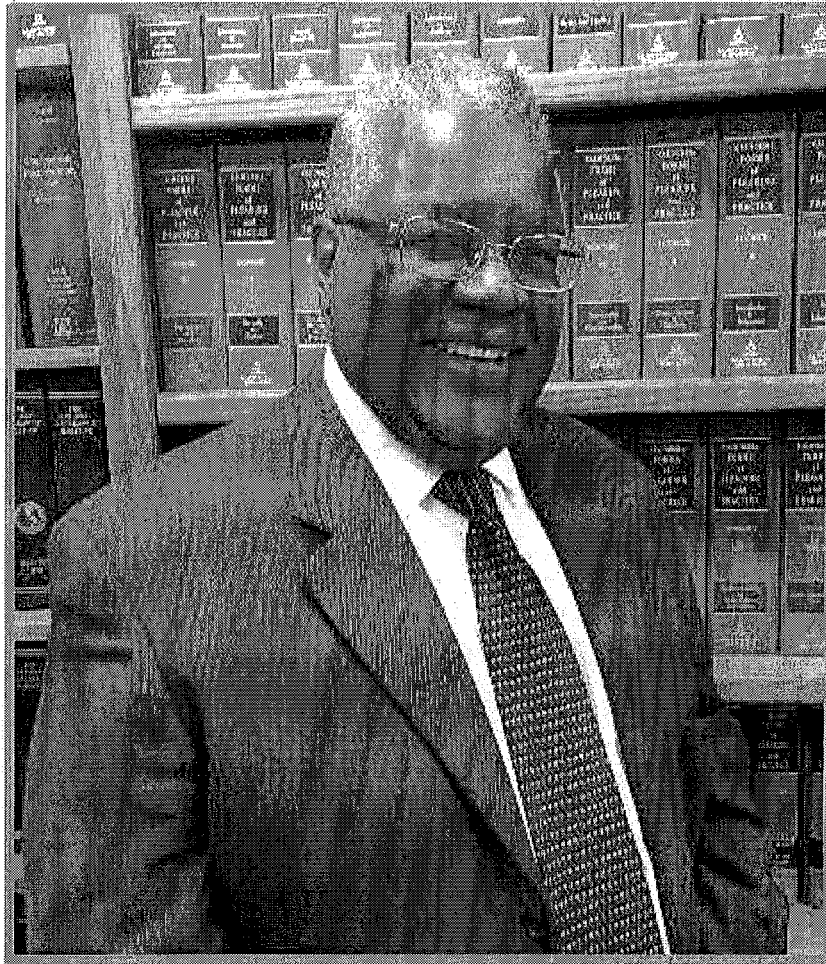
Attached, please find the Sequoyah Hill Homeowners Association response to the Draft Supplemental Environmental Impact Report (Oak Knoll DSEIR SCH No. 1995103035 dated August, 2016; City file no.: ER-15-004) for the Oak Koll Mixed Use Community Project Plan.

A hardcopy was also submitted today in person to Ms. Heather Klein at the City of Oakland offices.

Respectfully,
The Sequoyah Hills Homeowners Association Board
www.sequoyahhome.org

Davenport, Kevin

From: George Holland, Sr. <georgehollandattorney@yahoo.com@ccsend.com>
Sent: Friday, November 04, 2016 4:37 PM
To: At Large
Subject: Re-Elect NAACP Oakland's Progressive Leader, President George Holland, Sr.



Dear NAACP Members,

It is my honor to serve the Oakland Community as NAACP Oakland President. I am running for re-election to continue the fight for equal justice for all. It is important that the political, educational, social and economic rights of all persons are acknowledged and respected.

I have been an Attorney for many years handling various kinds of legal matters, including Civil Rights. I realize that my education has allowed me to be independent and achieve my life goals. I lived 23 years in government housing

projects and experienced many incidents of discrimination. My goal is to make sure the civil disturbances of the sixties do not return to victimize our community.

During my tenure as President, we have been successful in accomplishing the following:

- Stabilizing the Oakland Branch and developing positive relationships and open communication with the community.
- We have been actively involved in the Black College Expo where youth can receive immediate acceptance into a Historical Black College/University (HBCU).
- Collaborated with Oakland Mayor and School Superintendent's "Oakland Promise" which aims to triple the number of college graduates from Oakland within the next decade by ensuring every child in Oakland graduate high school with the expectations, resources, and skills to complete college and be successful in the career of his or her choice. This year, our branch has sent 30 high school students to college.
- Re-ignited our historical relationship with the faith-based community in addressing economic issues and safety. Efforts have been made to assist residents to find affordable housing and stay in Oakland.
- Partnership with Chapel of the Chimes, a subsidiary of NorthStar Memorial Group, to construct the Nelson Mandela Human Rights Memorial at Skylawn Memorial Park. The monument will be a platform for introspection, inspiration and education to advance Mandela's idea for social justice, democracy and peace.
- Gold and bronze winners of the NAACP Nationals Academic, Cultural, Technological and Scientific Olympics (ACT-SO) Youth Achievement Program designed to recruit, stimulate, and encourage high academic and cultural achievement among African-American high school students.
- We support police accountability by the creation of a police commission.

I greatly appreciate your trust in my leadership and, most of all, the tremendous progress the Oakland Branch has made during my tenure as your President. With your continued support and diligence, we are prepared to do even more. When re-elected, we will focus on the following:

1) **Economic Prosperity:** As you know, Oakland is undergoing a tremendous economic upswing with enormous economic development taking place. Shortly, the entire Oak Knoll area of upper East Oakland will be developed where hundreds of millions of dollars will be spent developing that site. The NAACP will partner with other entities to ensure that African Americans are included in the economic benefits of not only this site, but the many other economic projects going on in our city. African American workers and businesses must be front and center in Oakland's economic prosperity. Our collective voices can make this happen!

2) **Safety:** For our senior citizens and our neighborhoods, safety is paramount to a meaningful quality of life. The NAACP will work with the City of Oakland as well as with various neighborhoods not only to ensure better police practices, but also to encourage neighborhoods to become more actively engaged in community enrichment and enhancement including keeping our neighborhoods clean of trash and debris and environmentally desirable as we fight for more and better housing.

3) **Education:** Our focus on education is making a clear difference for our youth. We will continue our focus on education which is preparing them to meet the challenges of a global economy and become productive citizens fully equipped to take advantage of the opportunities of the future and not fall prey to a criminal justice system that's often designed to entice them into that system.

Your support and dedication of my tenure as your President has established the Oakland Branch as a model for other Branches across the nation. Yet, we know that there's still work to be done! When re-elected, I promise the Oakland Branch will be actively engaged in the above matters that directly impact all of us as we work together to make our community economically viable, safe and focused on preparing our young for the future."

In conclusion, I trust my record and accomplishments as your NAACP leader over the years warrant your support and vote again on November 12. We've accomplished much and are prepared to do even more.

Let's move forward together!

George Holland, Sr.
President, NAACP Oakland Branch

George Holland, Sr., P.O. Box 1319, Oakland, CA 94604

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Sent by [georgehollandattorney@yahoo.com](#) in collaboration with

Constant Contact 

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Davenport, Kevin

From: Justin Horner <justinhorner01@gmail.com>
Sent: Tuesday, February 07, 2017 2:00 PM
To: Kalb, Dan; At Large
Subject: Oak Knoll Parcels

Dear Dan and Rebecca,

Please add my name to those encouraging the City Council to call for higher levels of required affordability with any conveyance of the parcels at Oak Knoll. Consistent with the call to derive public good from public lands, and excited about the opportunity to actually have affordable housing for working families in the hills, I hope you will consider the points of EBHO and others in pushing to maximize affordability from this public resource.

The proposed project at Oak Knoll is already, if you ask me, suboptimal, particularly with its low density suburban feel, but it is doubly disappointing to have city staff, in apparent deference to area residents insistent that all housing at the Oak Knoll be market rate, fail to fight to make this a truly mixed-income community.

Please do what you can do ensure equity in housing opportunity and to make sure all neighborhoods--flats and hills--are part of the solution to our city-wide housing affordability crisis.

Thank you
Justin Horner
Rockridge

Thao, Sheng

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Sent: Wednesday, October 05, 2016 1:33 PM
To: At Large; Thao, Sheng; Holtan, Laura E.
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Regards,

Elena Comrie

A black rectangular redaction mark covering the signature area.

Thao, Sheng

From: Sarah Chavez-Yoell <Sarah@schavezconsulting.com>
Sent: Monday, October 31, 2016 3:46 PM
To: Thao, Sheng
Subject: Prologis groundbreaking Revised agenda
Attachments: OAB Media Advisory.pdf

Thao, Sheng

From: Sarah Chavez-Yoell <Sarah@schavezconsulting.com>
Sent: Monday, October 31, 2016 2:11 PM
To: Thao, Sheng
Subject: Prologis groundbreaking Parking
Attachments: VIP Parking Pass.docx; ATT00001.htm; VIP Parking Pass.pdf; ATT00002.htm

Here you go!

Thao, Sheng

From: Sarah Chavez-Yoell <Sarah@schavezconsulting.com>
Sent: Monday, October 31, 2016 1:47 PM
To: Thao, Sheng
Subject: Prologis groundbreaking tomorrow
Attachments: OGLC Agenda[1].docx; ATT00001.htm; ATT00002.htm; prologis-oglc-property-brochure.pdf; ATT00003.htm; ATT00004.htm

Hi Sheng,

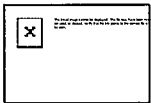
Attached are project stats, the updated agenda and VIP parking pass. I'll send the press release as soon as I get it from the Prologis PR team.

For her speech Councilmember Kaplan, should focus on her role of Chair of ACTC and how she is on the Board of BAAQMD.

Thank you,

Sarah

Sent from my iPhone



Thao, Sheng

From: Sarah Chavez-Yoell <Sarah@schavezconsulting.com>
Sent: Tuesday, October 25, 2016 1:44 PM
To: Thao, Sheng
Subject: Prologis groundbreaking

Hi Sheng,

The event on 11/1 will be at the corner of Maritime and Burma at the Oakland Army Base.

Thanks,

Sarah

Sent from my iPhone

Thao, Sheng

From: Kaplan, Rebecca
Sent: Friday, October 14, 2016 12:22 PM
To: Thao, Sheng
Subject: FW: Save the Date! Prologis Groundbreaking at the Oakland Army Base
Attachments: PastedGraphic-1.tiff

Follow Up Flag: Follow up
Flag Status: Completed

From: Sarah Chavez-Yoell [<mailto:Sarah@schavezconsulting.com>]
Sent: Friday, October 14, 2016 11:14 AM
To: Kaplan, Rebecca; eortiz@actransit.org; bharrison@fremont.gov; rebecca.saltzman@bart.gov; tspencer@alamedaca.gov; pmaass@albanyca.org; lcapitelli@ci.berkeley.ca.us; david.haubert@dublin.ca.gov; ratkin@emeryville.org; barbara.halliday@hayward-ca.gov; mayormarchand@cityoflivermore.net; jwieler@ci.piedmont.ca.us; jthorne@cityofpleasantonca.gov; pcutter@sanleandro.org; ucmayor@unioncity.org
Subject: Save the Date! Prologis Groundbreaking at the Oakland Army Base

We hope you can join us on Nov. 1st for the groundbreaking of Prologis' logistics center at the Oakland Army Base.

Thao, Sheng

From: Sarah Chavez-Yoell <Sarah@schavezconsulting.com>
Sent: Monday, October 10, 2016 9:21 AM
To: Kaplan, Rebecca
Cc: Thao, Sheng
Subject: Save the Date! Prologis Groundbreaking

SAVE THE DATE

NOV 1



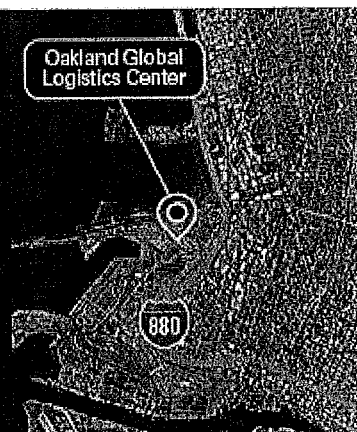
OAKLAND GLOBAL LOGISTICS CENTER

OAKLAND | CALIFORNIA

Prologis cordially invites you to the
Oakland Global Logistics Center
groundbreaking ceremony on
Tuesday, November 1st, 2016.

11:30am - 1:30pm
DETAILS TO FOLLOW

www.PrologisOGLC.com



Thao, Sheng

From: Sarah Chavez-Yoell <Sarah@schavezconsulting.com>
Sent: Friday, September 23, 2016 1:57 PM
To: Thao, Sheng
Subject: Re: Prologis groundbreaking at Oakland Army Basr

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sheng, its not a meeting, its the groundbreaking event of the prologis development at the oakland army base. There will be media, other elected officials and others there and a photo opportunity with shovels in the ground type thing.

> On Sep 23, 2016, at 1:45 PM, Thao, Sheng <SThao@oaklandnet.com> wrote:

>
> Sarah,
>
> will the meeting be from 11:30-1:30pm? Also, who will be in the meeting?
>
> Please let me know if 10/26 will work.
>
> Best,
>
> Sheng Thao
> Office of Councilmember At-Large Rebecca Kaplan Chief of Staff City of
> Oakland
> 1 Frank H. Ogawa Plaza, Suite 243 · Oakland, CA 94612
> (o) 510-238-7008 · (d) 510-238-7082 · (e) sthao@oaklandnet.com

>
>
>
>
> -----Original Message-----
> From: Sarah Chavez-Yoell [<mailto:Sarah@schavezconsulting.com>]
> Sent: Thursday, September 22, 2016 3:04 PM
> To: Thao, Sheng
> Subject: Prologis groundbreaking at Oakland Army Basr

>
> Hi Sheng,
>
> I hope you are well. I am helping with the planning of the Prologis groundbreaking at the Oakland Army Base. We would like to coordinate around the schedules of key officials, including the Councilwoman Kaplan who has been very instrumental in moving this project forward. We want to have this event sometime during the week of 10/24 from 11:30-1:30. Does the councilwoman have a preference, are there days that week that absolutely do not work for her schedule. We would like to have a date locked in by Wednesday next week at the latest.

>
> I look forward to your response.
>
> Thank you,

>
> Sarah
>
>
> Sarah Chavez-Yoell
> SChavez Consulting
> 2701 Telegraph Ave., #200
> Oakland, CA 94612



Thao, Sheng

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Sent: Thursday, September 22, 2016 3:04 PM
To: Thao, Sheng
Subject: Prologis groundbreaking at Oakland Army Basr

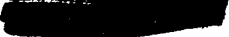
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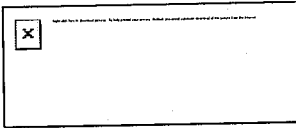
Thank you,

Sarah

Sarah Chavez-Yoell
SChavez Consulting
2701 Telegraph Ave., #200
Oakland, CA 94612


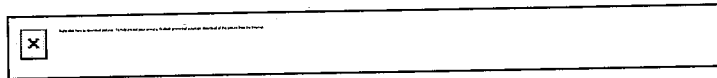
Thao, Sheng

From: Sarah Chavez-Yoell <sarah=eoba.org@mail212.atl171.mcdlv.net> on behalf of Sarah Chavez-Yoell <sarah@eoba.org>
Sent: Tuesday, September 06, 2016 5:23 PM
To: Thao, Sheng
Subject: Sunday Suppers in Support of EOBA



[View this email in your browser](#)

You're Invited!



On the evening of Sunday, September 18th, the East Bay fine dining scene joins local community organizations for restaurateur Charlie Hallowell's third season of the successful Sunday Suppers series. Join us for a delicious multi-course meal to benefit EOBA's education, health and wellness, and youth leadership programs.

When: Sunday, September 18th.

1st Seating: 5:30pm-7:30pm

(first seating almost sold out so buy tickets for the second seating!)

2nd Seating: 8:00pm - 10:00pm

Where: Pizzaiolo Restaurant, 5008 Telegraph Ave, Oakland, CA, 94609

Tickets: \$60-100, sliding scale

Tickets and Info!



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This email was sent to AJones@oaklandnet.com

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East Oakland Boxing Association/Smartmoves · 816 - 98th Avenue · Oakland, CA 94603 · USA



Kaplan, Rebecca

From: Philip Dow <pdow@mindspring.com>
Sent: Sunday, November 13, 2016 1:23 PM
To: Marvin, Betty; Cappio, Claudia; Klein, Heather; Scott Gregory; Guillen, Abel; Campbell Washington, Annie; Kalb, Dan; Brooks, Desley; Reid, Larry; McElhaney, Lynette; Gallo, Noel; Kaplan, Rebecca
Subject: Landmarks Preservation Advisory Board
Attachments: LPAB_ltr_111216.pdf

Hello Ms. Marvin,

Would you please make sure that Chair Andrews and Landmarks Preservation Advisory Board members get the attached letter.

Thank you,

Philip Dow

Kaplan, Rebecca

From: Caroline Kim <carhkim@earthlink.net>
Sent: Monday, October 03, 2016 7:44 PM
To: Klein, Heather; sgregory@lamphier-gregory.com; Merkamp, Robert
Cc: Guillen, Abel; Raya, Richard; Kaplan, Rebecca
Subject: Oak Knoll Officers' Club

Dear Ms. Klein and Messrs. Gregory and Merkamp:

I urge you to retain the Oak Knoll Officers' Club either at its current site which is preferable or at another location. As a 21 year resident and homeowner of Oakland, I am very concerned about the lack of open space and general disregard that Oakland has concerning quality of life issues for its residents. It is important for Oakland to protect its past and look to the long term for building a desirable, beautiful city.

Oak Knoll should not even be developed but added to the park system with the Officers' Club maintained.

Most of Oakland's new development consists of cheap looking buildings which block out the sunlight and views. Worst of all, all of the construction will not put a dent in the problem of homelessness because many of those needing housing have incomes way below what is considered affordable.

However, it seems as if adding parkland for a growing population is not on the table. At least make the developers put in something that is beautiful as well as practical. Public review must be considered at the landmarks board and planning commission for discussion of any relocation or reuse project before approval of plans.

Sincerely,
Caroline Kim
Oakland, 94610

Holtan, Laura E.

From: Elena Comrie <edcomrie@gmail.com>
Sent: Wednesday, October 05, 2016 1:33 PM
To: At Large; Thao, Sheng; Holtan, Laura E.
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- The developers have not made any agreements or arrangements with CalTrans regarding the impact to off-ramps, on-ramps, or increased freeway traffic (although this impact is mentioned in the traffic report).
 - The developer states that there will be an additional 11,250 daily car trips in and out of the development everyday. This number is likely a very low estimate, considering they are building a shopping complex at the base of the site. The previous number of daily car trips for the hospital was 5,000.
 - The traffic study did not include any weekend hours (i.e. Zoo traffic that can cause the freeway to back-up for miles into San Leandro)

- Regarding construction: At a previous meeting, the developer stated that it would take 2 1/2 -3 years to construct the infrastructure and 5-7 or 8 years to build out the rest of the project. This developer is planning on selling off/parceling out the specific housing developments/pads to other builders/developers (i.e. Toll Brothers). The project will then have multiple developers in each phase.
- I believe that if this development has to take place, it should be more carefully studied and the number of homes should be significantly reduced. Additionally, traffic mitigation (including additional signage, improved off-ramps and on-ramps, and additional stop lights) should be a Condition of approval before this development goes any further.
- I will be at the 10/5/16 meeting with my concerns and objections and I'm informing my neighbors to do the same. If this plan is approved in it's current state, it will have a negative effect on our quality of life and property values.
- We strongly object to the current proposed Oak Knoll development and want our objections noted and taken into consideration in any & all City of Oakland review.

Regards,

Elena Comrie

