

December 2nd, 2025

To: Members of the Equitable Growth and Housing Committee

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – Major Amendment to the Concept Plan and Development Program Statement governing a portion of Planned Development District No. 88, “Three Oaks,” in the Oakley neighborhood

Transmitted is an Emergency Ordinance captioned:

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 88, “Three Oaks,” to permit an increase in the total square footage of the proposed senior housing structure in the area located at 2800 Robertson Avenue in the Oakley neighborhood.

The City Planning Commission recommended approval of the major amendment at its November 7, 2025 meeting.

Summary

The petitioner, Neyer Properties, has requested a Major Amendment to the Concept Plan and Development Program Statement of Planned Development District No. 88, “Three Oaks,” to increase the total allowable square footage of the proposed senior housing structure, which was previously approved. If approved, PD-88 would allow the senior housing structure to have a maximum total square footage of 428,000. The rest of the Concept Plan and Development Program Statement of PD-88 would remain unchanged.

The City Planning Commission recommended the following on November 7, 2025 to City Council:

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88 (PD-88), Three Oaks, located at 2800 Robertson Avenue as outlined in this report.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement