



*Jahmese Myres, Chair  
Amanda Monchamp, Vice-Chair  
Jonathan Fearn  
Nischit Hegde  
Tom Limon  
Clark Manus  
Sahar Shirazi*

**March 20, 2019**  
**Regular Meeting**

The meeting was called to order at **6:12pm**

**ROLL CALL**

**Present:** Fearn, Limon, Shirazi, Monchamp  
**Excused:** Hegde, Manus, Myres

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

<b>Agenda Discussion</b>	Item #2 was continued to the April 3, 2019 agenda.
<b>Director's Report</b>	Reminder by Secretary that Commissioners should submit this year's Form 700.
<b>Committee Reports</b>	None.
<b>Commission Matters</b>	None.
<b>City Attorney's Report</b>	None.
<b>OPEN FORUM</b>	Randolph Belle

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*For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.*

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三(3)天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



CONSENT CALENDAR

None.

PUBLIC HEARINGS

This item was continued from the March 6, 2019 Planning Commission agenda.

<b>1.</b>	<b>Location:</b>	<b>1750 Broadway</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008-0623-013-00</b>
	<b>Proposal:</b>	To construct a mixed-use high-rise development consisting of a 37-story, 307 residential units and approximately 5,000 square feet of commercial space including a five-level parking garage for 170 parking spaces to be accessed from 19th Street.
	<b>Applicant:</b>	Rubicon Point Partners
	<b>Contact Person/ Phone Number:</b>	Chris Relf (415) 500-6410
	<b>Owner:</b>	1750 Broadway LLC
	<b>Case File Number:</b>	<b>PLN18369</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit for development over 200,000 square feet in floor area and Regular Design Review for new building construction.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P & CBD-C (Central Business District Pedestrian & Commercial)
	<b>Environmental Determination:</b>	A detailed CEQA (California Environmental Quality Act) Analysis was prepared for this project which concludes that the proposed development satisfies each of the following CEQA Guidelines: (A) 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; (B) 15183.3 - Streamlining for Infill Projects; and (C) 15332 - Urban Infill Development. Each of the foregoing provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, 2nd Floor or online at <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157</a> (1750 Broadway CEQA Analysis) The CEQA analysis relied upon in making the Environmental Determination and incorporated by reference within the CEQA Analysis document includes the LUTE (Land Use Transportation Element) EIR which can be viewed here: <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158</a> (LUTE / Item #1)
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>For Further Information:</b>	Contact Case Planner <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mriviera@oaklandca.gov">mriviera@oaklandca.gov</a> .

This item was called at 6:17pm.

**Staff:** Mike Rivera, Elizabeth Kanner

**Applicant:** Ani Vartanian, Glenn Rescalvo, Alexis Pelosi

**Public Speakers:** Kim Bardakian, Adria Anderson, Brett Nicholls, Zachary Murray, Rory Ross, Binta Ayofenni, Nancy Morosohk, Salvador Olivares, Ian Streets, Christina Caro, Isaac Abid, Katie McQuade, Rich Stevens, Christy Booth, Michael Lozeau, Daniel Gregg, Aly Bonde, Alexis Pelosi, Joseph Hornof, Jacob Adiarte. **Public Session closed.**

Motion by Commissioner Fearn to affirm staff's environmental determination and adopt the attached CEQA findings; approve the Project, including Conditional Use Permit and Regular Design Review, subject to the attached findings and conditions (including the SCAMMRP); and adding a condition that lightwells be added to the north side adjacent to 1770 Broadway as feasible, seconded by Commissioner Limon.

**Ayes:** Fearn, Limon, Shirazi, Monchamp

**Noes:**

Approved with 4 ayes and 0 noes.



Item #02 has been continued to April 3, 2019.

<b>2.</b>	<b>Location:</b>	<b>10 – 10<sup>th</sup> Street (Oakland Civic Auditorium)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>018-0450-005-00</b>
	<b>Proposal:</b>	To rehabilitate the vacant Oakland Civic Auditorium that consists of interior and exterior building alterations, including site modifications to the walkways, landscaping, and parking lot to facilitate new commercial uses and improve the historic entertainment venues.
	<b>Applicant:</b>	Orton Development, Inc. (510) 428-0800
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	<b>PLN17101</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit for Extensive Civic Impact; and Regular Design Review for site and building alterations.
	<b>General Plan:</b>	Central Business District, Lake Merritt Station Area District
	<b>Zoning:</b>	D-LM-4 Lake Merritt Station Area District Mixed Commercial
	<b>Environmental Determination:</b>	A detailed CEQA Analysis was prepared for this project which concludes that the proposed development satisfies each of the following CEQA guidelines: (A) 15164 – Addendum to EIR; (B) 15183 – Project Consistent with a Community Plan, General Plan, or Zoning; and (C) 15168 – Program EIRs and 15162 – Subsequent EIRs. Each of the foregoing provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviews at the Bureau of Planning offices located at 250 Frank H Ogawa Plaza, 2 <sup>nd</sup> Floor, or online at <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157</a> (Oakland Civic Auditorium CEQA Analysis, Item #83). The CEQA Analysis relied upon in making the Environmental Determination and incorporated by reference within the CEQA Analysis document includes the LUTE EIR, which can be viewed online at <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158</a> (LUTE, Item #1).
	<b>Historic Status:</b>	OCHS A1+, Designated Historic Property; API, Area of Primary Importance (Lake Merritt)
	<b>City Council District:</b>	3
	<b>Date Filed:</b>	April 14, 2017
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>For Further Information:</b>	Contact Case Planner <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mriviera@oaklandea.gov">mriviera@oaklandea.gov</a> .



<b>3.</b>	<b>Location:</b>	<b>Brooklyn Basin (formerly known as “Oak to 9th Avenue”); specifically, Parcel G</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>APN 018 046500204</b>
	<b>Proposal:</b>	Final Development Permit (FDP) and Three Minor Variances for Parcel G, including 356 residential units and up to 45,957 sf ground-floor commercial space, and 480 parking spaces, in an 86-foot tall building.
	<b>Applicant:</b>	ZOHP 1, LLC, Patrick Vanness.
	<b>Contact Person/ Phone Number:</b>	Patrick Vanness, (510) 251-9272
	<b>Owner:</b>	ZOHP 1, LLC
	<b>Case File Number:</b>	PLN18325
	<b>Planning Permits Required:</b>	FDP, compliance with CEQA, variance for parking reduction, variance for driveway location, variance for sign type
	<b>General Plan and Estuary Plan:</b>	Planned Waterfront Development-1
	<b>Zoning:</b>	Planned Waterfront Zoning District (PWD-4)/D-OTN-4
	<b>Environmental Determination:</b>	Final EIR certified on January 20, 2009
	<b>Historic Status:</b>	Non-Historic Property
	<b>Service Delivery District:</b>	3
	<b>City Council District:</b>	2 – Nikki Fortunato Bas
	<b>Action to be Taken:</b>	Consider approval of FDP and three Minor Variances, based on attached findings
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact case planner <b>Dara O’Byrne</b> at <b>510-238-6983</b> or by e-mail at <b>dobyrne@oaklandca.gov</b>

This item was called at **7:49pm**.

**Staff:** Dara O’Byrne

Case Planner Dara O’Byrne requested a motion to enter new information (Conditions from the Department of Transportation) into the record. Motion by Commissioner Fearn, seconded by Commissioner Limon. Approved unanimously.

**Applicant:** Eric Harrison, Jonathan Cohen

**Public Speakers:** Aly Bonde, Zachary Murray. **Public Session closed.**

Motion by Commissioner Limon to 1) Pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference), rely on the Oak to Ninth Avenue Project EIR as adequate under CEQA for analysis of the Brooklyn Basin Parcel G Final Development Permit; 2) Approve the Brooklyn Basin Parcel G Final Development Permit, subject to the attached findings and, following staff recommendation, direct the Applicant to work with staff to calm the exterior treatment of the building; 3) Approve a minor Variance for reduction of residential parking, subject to the attached findings; 4) Approve a Minor Variance for driveway separation, subject to the attached findings; and 5) Approve a Minor Variance for signage, subject to the attached findings, seconded by Commissioner Shirazi.

**Ayes:** Fearn, Limon, Shirazi, Monchamp

**Noes:**

Approved with 4 ayes and 0 noes.



**APPEALS**

**COMMISSION BUSINESS**

**Approval of Minutes**

**Correspondence**

**City Council Actions**

**ADJOURNMENT** By **10:30 P.M.** unless a later time is agreed upon by a majority of Commissioners present.

**ROBERT D. MERKAMP**  
**Zoning Manager**  
**Secretary to the Planning Commission**  
**Planning and Building Department**

**NEXT REGULAR MEETING:** April 3, 2019

**Revised March 15, 2019, to reflect continuance of Item #02 to April 3, 2019.**