



Oakland City Planning Commission

Minutes

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

December 18, 2019
Regular Meeting

ROLL CALL

Present: Limon, Shirazi, Hegde, Fearn, Manus
Excused: Monchamp, Myres
Staff: Robert Merkamp, Ed Manasse, Desmona Armstrong, Brian Mulry

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Robert - Change to the Agenda- Item #1 has moved to a date certain of January 15, 2020

Director's Report

Ed Manassee – Dec 11, 2020 DRC regarding item CWS Request for update on E&A negotiations. There is no update that staff has. Commissioners can request to expedite deadline. Current deadline is Jan 24, 2020

Committee Reports

ZUC Dec 11, 2020- Commissioner Fern. Intital input from the zoning center study related to DT specific plan. ZUC Heard testimony and gave input on the study.
Shirizi- Recommendation that the study return to PC for a full hearing

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 a 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。



DRC Dec 11, 2020-Commissioner Limon; Item #1:CWS-2308 Maritime DRC meeting instructed staff to conduct a Special DRC meeting to address site circulation, orientation and building orientation
Item #2; 6733 MacArthur (formally ACE Hardware) DRC directed staff to bring item back to DRC once staff analysis is available regarding applicants proposed affordable housing density bonus waivers and concessions.

- Commission Matters None
City Attorney's Report None
OPEN FORUM None
CONSENT CALENDAR None

PUBLIC HEARINGS

ITEM CONTIUNED TO JANUARY 15, 2020 AGENDA

Table with 2 columns: Field Name and Value. Fields include Location, Assessor's Parcel Number(s), Proposal, Applicant, Contact Person/ Phone Number, Owner, Case File Number, Planning Permits Required, General Plan, Zoning, Environmental Determination, Historic Status, Action to be Taken, City Council District, and Finality of Decision.



For Further Information:	Contact Case Planner Corey Alvin at 510-238-6316 or by email at calvin@oaklandca.gov
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2.	Location:	Brooklyn Basin (formerly known as “Oak to 9th Avenue”); specifically, Parcel J
	Assessor’s Parcel Number(s):	APN 018 046501800,
	Proposal:	Final Development Permit (FDP) and One Minor Variances for Parcel J, with 378 residential units, 329 residential parking spaces, and approximately 2,700 square feet of retail/ amenity space.
	Applicant:	Oakland Waterfront Parcel J, LLC
	Contact Person/ Phone Number:	Anh Le, 310-566-8700
	Owner:	Zarison-OHP J, LLC
	Case File Number:	PUD06010-PUDF011
	Planning Permits Required:	FDP, compliance with CEQA, variance request for parking reduction
	General Plan and Estuary Plan:	Planned Waterfront Development-1
	Zoning:	Planned Waterfront Zoning District (PWD-4)/D-OTN-4
	Environmental Determination:	Final EIR certified on January 20, 2009
	Historic Status:	Non-Historic Property
	Service Delivery District:	3
	City Council District:	2 – Nikki Fortunato Bas
	Action to be Taken:	Consider approval of FDP and Minor Variance, based on attached findings
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Dara O’Byrne at 510-238-6983 or by e-mail at dobyrne@oaklandca.gov

Staff Member: Dara O’Byrne

Presentation: Patrick Vaness ZUHP, Master Developer

Presentation: Developer- Ann Lee, City View, Jeff Mertz, Architect (BB Parcel J)

Public Speakers: None

Motion to approve made by: Commissioner Fearn 1). Pursuant to CEQA Guidelines Section 15162, and based on the attached finding, rely on the Oak to Ninth Avenue Project EIR as adequate under CEQA for analysis of the Brooklyn Basin parcel J Final Development Permit; 2.) Approve the Brooklyn Basin parcel J Final Development Permit, subject to the attached findings; 3). Approve a Minor Variance for residential off-Street parking requirements, subject to the attached findings.

Seconded by: Commissioner Manus

Action: 4 Ayes (Shirazi, Fearn, Manus, Limon), 0 Noes, 1 Abstain (Hegde)



APPEALS

3.	Location:	Suprema Meats, Inc. 955 57th Street
	Assessor's Parcel Number:	(015 1298-009-00)
	Proposal:	Two Appeals of the Zoning Manager's partial Approval and partial Denial of an application to legalize an unpermitted canopy, loading dock, entry sliding fence/gate on 57th Street, and other unpermitted alterations; and to construct a loading dock with opening gates on Lowell Street, including making exterior building alterations to the existing transport and warehouse facility. <i>Specifically, the Zoning Manager approved the Minor Conditional Use Permit for an open non-residential facility (the canopy and area under the canopy) and Regular Design Review for the unpermitted canopy, loading dock, entry sliding gate/fence and other exterior alterations and denied the Minor Variance to reduce the side yard setback for the canopy.</i>
	Applicant:	Craig Miers and George Scott Architects LLP / Craig Miers (916) 780-0100
	Owner:	955 57 th Street, LLC
	Appellant:	Appellant 1) Steven J. Hassing on behalf of Suprema Meats, Inc. Appellant 2) Kim Lucas and Angela Gennino on behalf of the Golden Gate Community Association
	Case File Number:	PLN14303-A01; PLN14303-A02
	Original Case File Number:	PLN14303
	Planning Permits Required:	Minor Conditional Use permit for an open non-residential facility (the canopy and area under the canopy); Minor Variance to reduce side yard setback where 5 feet is required and 0 feet is proposed; and Regular Design Review for the unpermitted canopy, loading dock, entry sliding gate/fence. Regular Design Review is also required for the new loading dock and exterior alterations to building.
	General Plan:	Housing and Business Mix
	Zoning:	Housing and Business Mix 1 (HBX-1) Zone
	Environmental Determination:	Exempt pursuant to the following sections of the State CEQA Guidelines: Section 15301, Existing Facilities; Section 15303, New Construction or Conversion of Small Structures; Section 15183, Projects Consistent with a Community Plan or Zoning; and Section 15332 In-Fill Development Projects
	Historic Status:	OCHS Rating: Dc3
	City Council District:	1
	Status:	The Zoning Decision Letter was mailed on February 8, 2017; Project was appealed on February 20, 2018 by two Appellants.
	Staff Recommendation:	Deny the Appeals and uphold the Zoning Manager's Decision.
	Finality of Decision:	The decision of the Planning Commission is final immediately pursuant to Planning Code Sections 17.134.060, 17.136.080, and 17.148.060. Notwithstanding the above, Appellant 2's challenge to the City's California Environmental Quality Act determination <u>only</u> may be appealed to City Council by Appellant 2 pursuant to California Public Resource Code Section 21151(c).



For Further Information:	Contact case Planner Heather Klein at (510) 238-3659 or hklein@oaklandca.gov
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Staff Member: Heather Klein (Presentation)

Inspector input: Chris (inspector), City of Oakland; Confirmed process for submitting request for violations

Presentation: Appellant #1; Steve Hassing (Attorney for Suprema Meats)

Deputy City Attorney: Michael Branson

Presentations: Appellant #2; Kim Lucas (Neighborhood representative)

Speakers:

- | | |
|---------------------|-----------------------|
| 1. Dietra Moss | 6. Karen Betts |
| 2. Margot Lederer | 7. Tizon McYates |
| 3. Cathy Leonard | 8. Tamar Schwartzbart |
| 4. Robin Mierhoff | 9. Debra Yaffee |
| 5. Jennifer Addcodk | 10. Angela Genino |

Motion on appeal #1: By Commissioner Shirazi, to Affirm staff’s environmental determination, and Deny appeal #1 and uphold the Zoning Managers’s decision based on the Findings and Conditions of Approval.

Seconded by: Commissioner Manus

Action: 5 Ayes, 0 Noes, 0 Abstain (Motion Passes)

Motion on Appeal #2: By Commissioner Shirazi, moves to deny staffs environmental determination and uphold Appeal #2

Seconded by: Commissioner Hegde

Action: 2 Ayes, 3 Noes, 0 Abstain (Motion Fails)

Motion: By Commissioner Fearn, moves to deny staff’s environmental determination and deny the CUP as proposed by apppellant #2 and uphold appeal #2

Seconded by: Commissioner Shirazi

Action: 5 Ayes, 0 Noes, 0 Abstain (Motion Passes)



COMMISSION BUSINESS

- Approval of Minutes** None

- Correspondence** Robert will send email from City Ethics Commission regarding program for a mandatory training for board and commission members.

- City Council Actions** **None**

ADJOURNMENT Meeting adjourned at approximately, 10:14 P.M.

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

NEXT REGULAR MEETING: January 15, 2020