



Oakland City Planning Commission

MINUTES

Adhi Nagraj, Chair
Jahmese Myres, Vice Chair
Jonathan Fearn
Tom Limon
Clark Manus
Amanda Monchamp
Emily Weinstein

October 18, 2017
Regular Meeting

The meeting was called to order at 6:00pm.

ROLL CALL

Present: Manus, Fearn, Weinstein, Limon, Nagraj
Excused: Monchamp, Myres

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

(Called at 6:02pm). Items #1, #3, and the Downtown Plan Director's Report have been continued to the November 1, 2017, meeting.

Item #5 – Request by Applicant to continue.

Applicant: Martin Pham

Staff Member: Pete Vollmann

Public Speakers: Dan Holden, Ray Kidd

Motion by Commissioner Fearn to continue the item to the November 1, 2017, Planning Commission meeting, seconded by Commissioner Weinstein.

Ayes: Manus, Fearn, Weinstein, Limon, Nagraj

Noes:

Approved with 5 ayes and 0 noes.

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。



Director's Report

Status report on development projects sponsored by Danny Haber or his associates, as requested at the 9/6/17 Meeting.

Item called at 6:10pm.

Staff: Darin Ranelletti

Public Speakers: Gregory Peyton, Joy Newheart, Greg McConnell, Sam Turner, Haqq Shabazz, Gabriel Harber, Jonathan Axtell, Lichen, Kelsey Drivinski, Michael Mumphrey, Lauren Garcia, Monica Sanders, Howard Kahn, Robert Graswich, CB Smith, Matt Hummel, Zach Wasserman, Will Fitzgerald, William Aguilar, Ray Kidd, Philip Pincosy, Etta Johnson, Lasonya Franklin, Dimitri Kavouras, Lina Torio, Judy Elkan, Mike Wallin, Carolyn Valentine, Joe White, Kayla Franz, Michael Edwards, Ra-Sun Allah, Jamelle Whitaker, Stuart Lown, Bob Clark-Riddell, Sean Miller, Daryll Johnson, Anthony Pando, Michael Sandoval, Peter Howe, Dion Ross, Jonah Strauss, Arrovs Lambert, Daniel (did not give last name), Emma Armstrong, Brantley Beard, Melissa Colon, Elaine Brown, Arsean Maqami, Alon Gutman, Micah Smithall, Gena Alexander, Rashid Refai. **Public Session Closed.**

Committee Reports

None.

Commission Matters

None.

City Attorney's Report

None.

OPEN FORUM

None.



CONSENT CALENDAR

2.	Location:	City Street light pole in public right-of-way (sidewalk) close to 5821 Pinewood Road (Intersecting Broadway Terrace)
	Assessor's Parcel Number(s):	Nearest adjacent lot 048-G7409-013-01
	Proposal:	To install new "small cell site" Monopole Wireless Communications Facility to improve services by placing two panel antennae (60.1" high, 14.8" wide and 6.7" deep) at the top of a replaced City Street light pole located in the public Right-of-Way. The existing light pole is 26' and the new pole would be 36'. The antennae would be up to 36'-10" in height and related equipment mounted at a height of 8' and 12' above ground-level.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: AT&T) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN17373
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in Residential Zone;
	General Plan / Zoning:	Hillside Residential / Hillside Residential – 4 (RH-4)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	NHP
	City Council District:	1
	Date Filed:	September 18, 2017
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .

The Consent Calendar was called at 8:18pm.

Motion by Commissioner Weinstein to approve the Consent Calendar, seconded by Commissioner Fearn.

Ayes: Manus, Fearn, Weinstein, Limon, Nagraj

Noes:

Approved with 5 ayes and 0 noes.



PUBLIC HEARINGS

4.	Location:	222 Broadway, Suite 3A
	Assessor's Parcel Number(s):	001-0244-001-00
	Proposal:	To establish a 2,200 square-foot studio for art classes serving wine on site to up to 45 patrons/6 staff with separated on-site childcare (59 max.) and a 10:00 daily closing time. "Wine and Design"
	Applicant / Phone Number:	Tina Farman (415) 517-6338
	Owner:	HPN Jack London 1 LLC
	Case File Number:	PLN17340
	Planning Permits Required:	Major Conditional Use Permit with additional findings for: CUP involving alcohol sales & Public Convenience Or Necessity
	General Plan:	Estuary Plan: Retail Dining Entertainment 2
	Zoning:	C-45 Community Shopping Commercial Zone / S-4 Design Review Combining Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	3
	Date Filed:	August 31, 2017
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Aubrey Rose, AICP at (510) 238-2071 or by email at arose@oaklandnet.com .

Item #4 was called at 8:19pm.

Staff Member: Aubrey Rose

Applicant: None spoke.

Public Speakers: None.

Motion by Commissioner Manus to affirm staff's environmental determination and approve the Major Conditional Use Permit subject to the attached Findings and Conditions, seconded by Commissioner Limon.

Ayes: Manus, Fearn, Weinstein, Limon, Nagraj

Noes:

Approved with 5 ayes and 0 noes.



5.	Location:	2400 Filbert Street
	Assessor's Parcel Number(s):	005-0433-018-05 and -018-06
	Proposal:	Extension of entitlements to construct a new development consisting of 55 residential townhomes.
	Applicant:	Tom Dolan
	Contact Phone Number:	(510) 839-7200
	Owner:	2400 Filbert, LLC
	Case File Number:	CD05116
	Planning Permits Required:	Extension of the Interim Conditional Use Permit & Design Review.
	General Plan:	Mixed Housing Type
	Zoning:	Current Zoning: RM-4/RM-2, Mixed Housing Zones 4 & 2 Prior Zoning: M-20/R-50, Light Industrial Zone /Medium Density Residential Zone
	Environmental Determination:	Infill Exemption (CEQA Guidelines Section 15332)
	Historic Status:	Not Historic.
	City Council District:	3
	Status:	Planning Commission approval on November 16, 2005. The approved project was appealed to the City Council, and at the February 21, 2006 City Council hearing the appeal was denied. On April 16, 2016 entitlements extended by the Planning Commission to December 31, 2016. On December 21, 2016, the entitlements were extended for nine months until September 21, 2017. The latest extension request was filed on July 20, 2017.
	Action to be Taken:	Decision on application based on Staff Report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Pete Vollmann at (510) 238-6167 or by email at pvollmann@oaklandnet.com .

This item was discussed at the beginning of the meeting during Agenda Discussion.



6. Location:	Oak Knoll Mixed Use Community Plan Project , located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard, bounded by Keller Avenue and Mountain Boulevard. APNs: Multiple including 043A-4675-003-21; 048-6865-002-03; 043A-4712-001; 048-6870-001; 048-6870-002; and 043A-4675-074-01
Proposal:	The Project consists of a Master Planned community on approximately 191 acres consisting of 918 residences, 72,000 square feet of neighborhood commercial, 14,000 square feet of civic/commercial use (relocated historic Club Knoll building as a community center and commercial space), open space, creek restoration and trails.
Applicant/Owner:	Oak Knoll Venture Acquisitions LLC, c/o Suncal, Sam Veltri (949) 777-4000
Case File Number:	PLN15378; PLN15378-ER01; PLN15378-PUDF01; PLN15378-PUDF02; CP15032; TTM8320
Planning Permits Required:	Proposed General Plan Amendment (change to Land Use Diagram), Rezoning, Planned Unit Development Permit (PUD) including Preliminary Development Plan (PDP), Final Development Plan (FDP) for Master Developer Installed Improvements, Final Development Plan for Relocation and Rehabilitation of Club Knoll, Design Review, Vesting Tentative Tract Map, Creek Permit, Conditional Use Permit for a Shared Access Facilities, and other permits and/or approvals A Development Agreement is no longer being proposed for consideration.
General Plan:	<p>Current: Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area</p> <p>Proposed: Amend the Project site to the Hillside Residential, Detached Unit Residential, Mixed Housing Type Residential, Neighborhood Center, Community Commercial, Urban Open Space and Resource Conservation Area land use designations.</p> <p><i>Note: The Seneca Center and Sea West Federal Credit Union parcels are not proposed to be amended. In addition, the City of Oakland is sponsoring a General Plan Amendment for a 5.4-acre parcel, owned by the City, near Barcelona Street and St. Andrews Road.</i></p>
Zoning:	<p>Current: RH-3 (Hillside Residential Zone -3), and RH-4 (Hillside Residential Zone -4)</p> <p>Proposed: Rezone to a new Zoning District (D-OK Oak Knoll District Zoning which includes seven (7) sub-zones)</p> <p><i>Note: The Seneca Center and Sea West Federal Credit Union parcels are not proposed to be amended. In addition, the City of Oakland is sponsoring a Rezoning for a 5.4-acre parcel, owned by the City, near Barcelona Street and St. Andrews Road.</i></p>
Environmental Determination:	The Draft Supplemental Environmental Impact Report (SEIR) was published for a 45-day review period beginning August 29, 2016. The review and comment period ended on October 12, 2016. The Final SEIR, including responses to all comments on the Draft SEIR, was published on April 27, 2017.
Historic Status:	The existing Club Knoll building on the Project site is an historic resource under CEQA, listed on the Local Register, Oakland Cultural Heritage Survey rating of B+3, eligible for Landmark status with an A rating, and placed on the Preservation Study List as a Designated Historic Property.
City Council District:	District 7 - Reid
Actions to be Taken:	Receive public comments, and provide a recommendation to City Council regarding certification of SEIR, General Plan Amendment, Rezoning, PUD Permit/PDP, subsequent FDP's, Vesting Tentative Tract Map, and other permits and/or approvals.
Finality of Decision	All of the Planning Commission's recommendations as to the CEQA findings, certification of the SEIR and the Project will automatically be considered by the City Council at a later date, for its independent review, consideration and final action, and thus no appeal of these actions is necessary. However, all interested parties must exhaust their administrative remedies by raising any and all issues and/or evidence at this public hearing or in writing received by the Project Planner Scott Gregory or Heather Klein no later than 4:00pm on October 18, 2017.
For Further Information:	Contact case planner Scott Gregory, Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com , or Project Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandnet.com .



Chair Nagraj called a recess from 8:20-8:29pm.

Item #6

This item was called at 8:29pm.

Staff Member: Scott Gregory

Applicant: Sam Veltri

Public Speakers: Josie Camacho, Jeffrey Thompson, Christina Caro, Genaro Medina, Nathaniel Arnold, Jason Gimataotao, Yvonne Williams, Andreas Cluver, Dan Tobertson, Thorild Urdal, Levi Stevens, Doug Jones, Fernando Estrada, Fernando Campos, Rafael Gonzalez, Mimi Rohr, Tim Little, Greg McConnell, Donald Mitchell, Kahlil Karn, John Bouey, Karen Whitestone, Greg Marro, Jim Hansen, Younes Mourchid, Vince Nocito, Philip Dow, Angie Tam, Susan Goodell, Roland Peterson, Howard Dyckoff, Bishop Bob Jackson, Doug Sager, Aly Bonde, Martha Sherwin, Peter Madsen, Ty Hudson, Jeff Levin. **Public Session Closed.**

Motion by Commissioner Nagraj to extend meeting past 10:30pm, seconded by Commissioner Manus.

Ayes: Manus, Fearn, Weinstein, Limon, Nagraj

Noes:

Approved with 5 ayes and 0 noes.

Motion by Commissioner Manus – including staff’s comments regarding the phasing assumptions, the Oakland Star Tulip, the qualifications of the movers of the Club Knoll building, and validation of the design of the Club Knoll building – to 1) Recommend that the Oakland City Council certify the Oak Knoll Project SEIR by adopting the attached CEQA Findings, including adoption of a Statement of Overriding Considerations (see Attachment 1-Q) and adopting the attached Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (Attachment 1-P); 2) Recommend that the Oakland City Council approve amendments to the Land Use Diagram for the Project and the Barcelona parcel to match the Project’s parcel-by-parcel specificity and existing site conditions (Attachment 1-E), by adopting planning findings for the General Plan Amendment as included in this staff report (Attachment 1-O); 3) Recommend that the Oakland City Council approve the proposed new Zoning districts, new text and Zoning map changes to accompany and implement the land use plans and design guidelines of the Oak Knoll Planned Unit Development (PUD) and PDP (Attachment 1-G), by adopting planning findings for Rezoning as included in this staff report (Attachment 1-O); and 4) Recommend that the Oakland City Council approve the remaining development-related permits including the proposed Oak Knoll PUD permit, including the Oak Knoll PDP and Design Guidelines (with consideration of Staff’s concerns regarding the Retail Village), the FDP Master Developer Site Improvements, the FDP for Club Knoll, the VTTM, CUP for Shared Access Facilities and Creek Permit, by adopting findings for the Project as included in this staff report (Attachment 1-O), with the attached Conditions of Approval (Attachment 1-R), seconded by Commissioner Nagraj.

Ayes: Manus, Fearn, Weinstein, Limon, Nagraj

Noes:

Approved with 5 ayes and 0 noes.



APPEALS None.

COMMISSION BUSINESS

Approval of Minutes None.

Correspondence None.

City Council Actions None.

ADJOURNMENT

The meeting was adjourned at 11:09pm.

ROBERT MERKAMP
Development Planning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: November 1, 2017