



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

February 20, 2019
Regular Meeting

The meeting was called to order at **6:08pm**.

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Committee Reports

Commission Matters

City Attorney's Report

OPEN FORUM

Daniel Levy, Donald Switlick

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。



CONSENT CALENDAR

1.	Location:	5900 Shattuck Avenue
	Assessor’s Parcel Number(s):	015-1374-015-00
	Proposal:	To legalize the conversion of an existing two-story commercial building into eight residential dwelling units.
	Applicant:	LADC Consulting Inc. – Qing Li
	Contact Person/ Phone Number:	Qing Li. (408)642-1539
	Owner:	Suk Hee Yoo
	Case File Number:	PLN18280
	Planning Permits Required:	Regular Design Review to create eight dwelling units; Major Conditional Use Permit to create eight dwelling units in the RM-4 Zone; Minor Variances for (1) a 0’ side yard setback where 4’ are required; (2) a rear yard setback of 11’-9” where 15’ are required; and (3) for 675 square feet of group open space where 1,050 square feet is required.
	General Plan:	Mixed Housing Type
	Zoning:	RM-4 Mixed Housing Type Residential-4
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to existing facilities; Section 15183: projects consistent with a community plan, general plan, or zoning.
	Historic Status:	No historic status, rating: X
	City Council District:	1
	Date Filed:	7/2/18
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Michael Bradley at (510) 238-6935 or by email at mbradley@oaklandca.gov .

The Consent Calendar was called at **6:10pm**.

Motion by Commissioner Manus to approve the Consent Calendar, seconded by Commissioner Shirazi.

Ayes: Manus, Shirazi, Fearn, Hegde, Limon, Monchamp, Myres

Noes:

Approved with 7 ayes and 0 noes.



PUBLIC HEARINGS

3.	Location:	4315, 4368, 4465, and 4500 Lincoln Ave
	Assessor's Parcel Number(s):	029A-1367-004-04; 029-1009-006-00; 029A-1367-001-14; 029-1009-010-05
	Proposal:	Scoping session for a proposal to expand the existing campus at 4315 Lincoln Ave. across Lincoln Ave. to the site of the former Lincoln Children's Center at 4368 Lincoln Ave (new South Campus); construction of pedestrian tunnel under Lincoln Ave; Demolition of 8 structures; Remodel 4 existing buildings (3 of which have historic classification); Establish housing for teaching staff; Construct a 1,500 sf pavilion and a 15,900 sf multiuse performing arts center; Retain existing parking for the prior Lincoln Children's Center and add additional parking; Increase student enrollment from the current 906 to 1,250.
	Applicant:	Head Royce School
	Contact Person/Phone Number:	Crystal Land, Head of School 510 531-1300
	Case File Number:	PLN18532-ER01
	General Plan:	Institutional, Hillside Residential
	Zoning:	RD-1, RH-4
	Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A NOP to prepare the EIR was published on February 1, 2019. The comment period for the NOP ends on March 11, 2019.
	Historic Status:	PDHP C3
	City Council District:	4
	Action to be Taken:	Receive public and Commission comments about what information and analysis should be included in the EIR.
	For Further Information:	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandca.gov .

Item #3 was called at **6:11pm**.

Staff: Rebecca Lind, Scott Gregory

Public Speakers: Rod Thompson, Alexis Schroeder, Susan Abplanaf-Weeks, Karen Caronna, Roberta Dempster, Laurie Sanders, John Prestianni, Linda Carnes, Gregory Tiede, Frank Zamacona, Donna Egan, Naomi Schiff, Walter Fahey, Leila Moncharsh, Hollis Matson, Deborah Royal.



4.	Location:	Area bounded by 27th Street to the north; I-980, Brush Street, and Market Street to the west; Embarcadero and the Jack London estuary waterfront to the south; and Lake Merritt and Channel to the east
	Proposal:	The proposal is to receive continued feedback from the public as well as the Planning Commission on the Downtown Oakland Preliminary Draft Plan and on the scoping for the Environmental Impact Report for the Downtown Oakland Specific Plan. This hearing represents the third consecutive Planning Commission (PC) meeting where the public and Planning Commission have had an opportunity to provide feedback on the Downtown Oakland Preliminary Draft Plan, and the second consecutive PC meeting to provide feedback on the scope of the Environmental Impact Report (EIR) for the Downtown Oakland Specific Plan.
	Applicant:	City of Oakland
	Case File Number:	SP16001 and ER18020
	General Plan:	<u>Land Use and Transportation Element (LUTE)</u> Business Mix; Central Business District; Community Commercial; General Industry and Transportation; Institutional; Mixed Housing Type Residential; Neighborhood Center Mixed Use; Urban Park and Open Space; Urban Residential <u>Estuary Policy Plan (EPP)</u> Light Industry 1; Mixed Use District; Off-Price Retail District; Parks; Planned Waterfront Development 1; Planned Waterfront Development 4; Produce Market; Retail Dining Entertainment 1; Retail Dining Entertainment 2; Waterfront Commercial Recreation 1; Waterfront Mixed Use; Waterfront Warehouse District
	Zoning:	C-40, C-45, CBD-C, CBD-P, CBD-R, CBD-X, CC-1, CC-2, CC-3, CIX-1A, CIX-1B, D-LM-2, D-LM-3, D-LM-4, D-LM-5, D-OTN, IG, M-20, M-30, M-40, OS(LP), OS(NP), OS(RCP), OS(RCA), OS (AF), OS (AMP), OS(SU), R-80, RU-3, RU-4, RU-5, S-2
	Environmental Determination:	An Environmental Impact Report (EIR) will be prepared as part of the Downtown Oakland Specific Plan.
	Historic Status:	The Plan Area includes cultural/historic resources that may be eligible for, or are on, a historical resource list (including the California Register of Historic Resources, the National Register of Historical Resources, and/or the Local Register); as well as several cultural/historic resources designated by the City of Oakland as Areas of Primary Importance (API); Areas of Secondary Importance (ASI); properties individually rated A, B, C, or D; and Landmark properties
	City Council District:	2 and 3
	Action to be Taken:	Continue to receive public and Planning Commission comments on the Downtown Oakland Preliminary Draft Plan and on the scope of the EIR for the Downtown Oakland Specific Plan. No decisions will be made on the project at this hearing.
	For Further Information:	Contact Project Planner Alicia Parker at (510) 238-3362 or by email at aparker@oaklandca.gov . Project website: https://www.oaklandca.gov/topics/downtown-oakland-specific-plan

Staff: Alicia Parker

Public Speakers: Robert Ogilvie, Mark Brustman, Ed McFarlan, Adam Simons, Peter Birkholz, Todd David, Tim Frank, Ronnie Turner, Jeff Levin, Matt Weber, Zach Murray, Seth Hamalian, Victor Parra, Greg McConnell, Charlie Ream, Kathryn Sterbenc, Steve Lowe, Andreas Cluver, Linda Hausrath, Barbara Leslie, Christopher Buckley



2.	Location:	5375 Manila Avenue
	Assessor's Parcel Number(s):	014-1251-007-01
	Proposal:	Installation of a rooftop wireless telecommunications facility involving eight (8) new antennas, twelve (12) radio units, and three (3) power cabinets, located within two (10'x10') and one (11'x13') screening enclosures, and associated cable runs, located on the roof of this forty-one (41')-foot tall residential building. This item was continued from the January 23, 2019 agenda.
	Owner:	Satellite Senior Homes. INC.
	Applicant:	Gerie Johnson / (916) 709-2057
	Case Number:	PLN18447
	Planning Permits Required:	Major Conditional Use Permit; Regular Design Review to install a Macro Telecommunications Facility within a residential zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1 Mixed Housing Type Residential -1
	Environmental Determination:	Exempt, Sections 15301: existing facilities and 15303: new construction or conversion of small structures; Section 15183: projects consistent with a community plan, general plan or zoning
	Historic Status:	Non-Historic Property
	City Council District:	1
	Status:	Pending
	Finality of decision:	Appealable to City Council within 10 days
	Action to be Taken:	Decision based on staff report.
	For Further Information:	Contact Case Planner Robert Smith at (510) 238-5217 or by email at rsmith3@oaklandca.gov .

Item #2 was called at **8:50pm.**

Staff: Robert Smith

Applicant: Gerie Johnson, William Hammett

Public Speakers: Donald Switlick, Nick Gleiter, Alexis Schroeder

Motion by Commissioner Limon continue this item to a date uncertain and request the Applicant hold a community meeting, seconded by Commissioner Hegde.

Ayes: Manus, Shirazi, Fearn, Hegde, Limon, Monchamp, Myres

Noes:

Approved with 7 ayes and 0 noes.



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

The appeal of the Mandela Hotel project will be heard by the City Council on February 26, 2019.

ADJOURNMENT

The meeting was adjourned at **9:41pm.**

NEXT REGULAR MEETING: March 6, 2019

Minutes prepared by Jonathan Arnold