



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

**February 6, 2019
Regular Meeting**

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

ROLL CALL

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

Excused: Manus

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #2 was moved from Consent Calendar to public hearing, to be heard after Item #5. Item #3 was moved to the end of the agenda after #2.

Director's Report

Committee Reports

Commissioner Monchamp gave an overview of the Design Review Committee meeting held on January 30, 2019.

Commission Matters

City Attorney's Report

OPEN FORUM

Sharon Collier, Patrick Wildi, Alexis Schroeder, Roger Bush

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

1.	Location:	2011-2195 Wood Street (Development Area 8) A 2.54-Acre city block bounded by Wood Street, 20th Street, West Grand Avenue, and Frontage Road
	Assessor's Parcel Number(s):	018-0310-003-08; 018-0310-003-09; 018-0310-003-10; 018-0310-003-11
	Proposal:	One Year Time Extension of the planning entitlements for previously-approved new mixed-use (residential/commercial) development involving 235 residential units and 13,615 flex commercial spaces to be completed in two phases.
	Owner:	Central Station Land, LLC
	Applicant:	David Schenker- (510) 588-5134
	Case File Number:	PLN14262-PUDF01
	Planning Permits Required:	Time Extension of the Preliminary and Final Development Plans and Design Review for a mixed-use development involving 235 residential units and ground floor commercial spaces; and Minor Variance to allow 239 off-street parking spaces where 279 spaces are required.
	General Plan:	Urban Residential
	Zoning:	D-WS - Wood Street Zoning District
	Environmental Determination:	State CEQA Guidelines: Pursuant to Section 15162, the project relies on previous EIR (ER03-0023) for Wood Street certified on March 16, 2005 and the West Oakland Specific Plan EIR certified on July 29, 2014 and Section 15183, projects consistent with a community plan, general plan or zoning.
	Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
	City Council District:	3
	Status:	Planning Commission approval on December 3, 2014. Entitlements extended through December 3, 2018 (Extension request filed on November 28, 2018).
	Action to be Taken:	Decision on application based on staff report
	Staff Recommendation:	Approval subject to conditions
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov .

The Consent Calendar was called at **6:25pm**.

Motion by Commissioner Monchamp to approve the Consent Calendar (Item #1), seconded by Commissioner Hegde.

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

Approved with 6 ayes and 0 noes.



PUBLIC HEARINGS

4.	Location:	West Oakland BART 1451 7th St
	Assessor’s Parcel Number(s):	004-0077-003-00 and 004-0071-003-00
	Proposal:	Preliminary Development Permit (PDP) and related permits, including 762 residential units, 382,460 square feet of office space, and up to 75,000 square feet of retail. Project includes two midrise buildings (80-100’ tall), a high-rise building (320’ tall), potential retail under the BART tracks, and public plazas. Includes TPM 10940 to merge parcels. Utilizing 35% State Affordable Housing Bonus.
	Applicant:	China Harbour Engineering (CHEC), Ronnie Turner (510) 395-2766.
	Owner:	San Francisco Bay Area Rapid Transit District (BART)
	Case File Number:	PLN18490 and PLN18521
	Planning Permits Required:	PDP, CUP for loading, Minor variance for open space, compliance with CEQA, Tentative Parcel Map.
	General and Estuary Plan:	Community Commercial.
	Zoning:	Transit-Oriented Development Commercial Zone (S-15W)
	Environmental Determination:	A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies the following CEQA Guideline provision: 15164 – Addendum (to West Oakland Specific Plan EIR). The CEQA Analysis document may be reviewed at the Bureau of Planning offices at 250 Frank Ogawa Plaza, 2 nd Floor or on-line at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157 (see #22).
	Historic Status:	Non-Historic Property
	Service Delivery District:	1
	City Council District:	3 – Lynette Gibson McElhaney
	Action to be Taken:	Consider approval of PDP, Minor Variance, and TPM 10940 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 .

Item #4 was called at **6:26pm**.

Motion by Commissioner Myres to accept additional material into the record, seconded by Commissioner Monchamp.

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

Noes:

Approved with 6 ayes and 0 noes.

Staff: Dara O’Byrne

Applicant: Regina Davis, Alan Doans, Jun Ji, Ronnie Turner, Lateefah Simon

Public Speakers: Ronald Mihan, Monsa Nitoto, Delondo Bellamy, Jeremy Jackson, Ray Kidd, Lyz Luke, Zachary Murray, Deanna Van Buren, Kamari Coleman, Ben Truong, Zach Chao, Ashara Ekundayo, Andreas Cluver, Aquis Bryant, Bruce Beasley, Milo Trauss, Robert Loebel, Art May, Hiroko Kurihara, Brad Flewellen, Jennifer Johns, Chris Roberts, Jeremiah Tolbert, Nicolas Nagle, Steve Lowe, CB Smith



(Item #4, continued)

Motion by Commissioner Fearn to 1) rely on the West Oakland Specific Plan (WOSP) EIR as adequate under CEQA for analysis of the West Oakland BART TOD; 2) approve the West Oakland Station Preliminary Development Permit, subject to the attached findings and conditions; 3) approve a Minor Variance for reduction of on-site usable open space, based on the attached findings; 4) approve Vesting Tentative Parcel Map 10940; 5) accept conditions of approval from the Oakland Fire Department; and 6) require that a) one third of the affordable housing units be 30% AMI and b) if feasible, 20% of the square footage or tenants of the retail be below market rate, seconded by Commissioner Limon.

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

Noes:

Approved with 6 ayes and 0 noes.

Chair Myres called a 10-minute recess (**9:27pm-9:37pm**).

Motion by Commissioner Hegde to extend the meeting past 10:30pm, seconded by Commissioner Limon.

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

Noes:

Approved with 6 ayes and 0 noes.



5.	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:	Conduct a public scoping session, as permitted by the California Environmental Quality Act (CEQA), to receive comments on the scope of an Environmental Impact Report (EIR) for the Downtown Oakland Specific Plan and continue review of the Preliminary Draft Plan, which will serve as the basis for the Draft 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:	Receive public and Planning Commission comments on the scope of the EIR. Staff also requests feedback from the Planning Commission and public on the Preliminary Draft Plan, which will be studied in the Environmental Impact Report and serve as the basis for the Draft 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

Item #5 was called at 9:39pm.

Staff: Alicia Parker, Joanna Winter, Lynette Dias

Public Speakers: Karen Dea, Ashara Ekundayo, Zachary Murray, Hiroko Kurihara, Chris Roberts, Barbara Leslie, Jeff Levin, Christopher Buckley

Motion by Commissioner Myres to continue this item to February 20, 2019, seconded by Commissioner Monchamp.

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

Noes:

Approved with 6 ayes and 0 noes.



2.	Location	4356 & 4416 Coliseum Way, and 717, 45th Avenue
	Assessor’s Parcel Number(s):	034-2290-004-01; 034-2290-003-01; and 034-2290-002-01
	Proposal:	To merge three contiguous lots and construct a 5-story 112,485 square-foot facility with surface parking, and loading dock, office space, and lobby, located on the ground floor.
	Applicant:	Brian Caster – Caster Properties Inc. (619) 287-8873
	Owner:	Rodney and Karlin Krug
	Case File Number:	PLN18360
	Planning Permits Required:	Major Conditional Use Permit for a self-storage facility greater than 25,000 square-feet, Regular Design Review for new construction, and Minor variance to allow for 11 off-street parking spaces where 75 parking spaces are required.
	General Plan:	Business Mix
	Zoning:	CIX-2, Commercial Industrial Mix Zone-2
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-fill developments; and Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	Not a historic property
	City Council District:	5
	Status:	Pending
	Action to be Taken:	Decision on Application based on Staff Report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact Case Planner Robert Smith at (510) 238-5217 or by email at rsmith3@oaklandca.gov .

Item #2 was called at **11:20pm.**

Staff: Robert Smith

Applicant: Karlin Krug

Public Speakers: Bona Toby Pak, Segue Fischlin, Jonathan Orque

Motion by Commissioner Myres to continue this item to a date uncertain, seconded by Commissioner Shirazi.

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

Noes:

Approved with 6 ayes and 0 noes.



3.	Location:	Utility pole in public right-of-way (sidewalk) adjacent to or near to: <ul style="list-style-type: none"> • Across the street from 4511 Lincoln Avenue and in front of 4700 Lincoln Avenue, the Greek Orthodox Church parking garage (PLN18232; APN: 029-1009-011-02); Zone: RH-4; Land Use: Hillside Residential; Council District: 4; Submitted May 30, 2018.
	Proposal:	To establish (1) wireless "small cell site" Macro Telecommunication Facilities on existing utility guy pole located in the Public Right-of-Way.
	Applicant:	Jay Gruendel/On Air LLC (for Verizon) (707) 477-2782
	Owner:	Verizon Wireless, et al.
	Case File Numbers:	PLN18232
	Planning Permits Required:	Regular Design Reviews for Macro Telecommunication Facilities in or near Residential Zoning
	General Plan:	Hillside Residential
	Zoning:	RH-4
	Environmental Determination:	Exempt, Section 15301, 15302, 15303, and 15183: Existing Facilities, Replacement or Reconstruction, New Construction of Small Structures, and Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	None
	City Council District:	4
	Status:	Pending
	Action to be Taken:	Decision of Application by Planning Commission
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact Case Planner Moe Hackett at (510) 238-39730 or by email at mhackett@oaklandca.gov .

Item #3 was called at **11:46pm**.

Staff: Moe Hackett

Applicant: Jay Gruendel, Chris Muller, Bilaji Narajan, Bill Hammet

Public Speakers: Dennis Cathey, David Scharff, John Lee, Alexis Schroeder, Terry Tobey

Motion by Commissioner Monchamp to affirm staff’s environmental determination and approve the Regular Design Review subject to the attached Findings and Conditions of Approval, seconded by Commissioner Shirazi.

Ayes: Shirazi, Fearn, Limon, Monchamp

Noes: Hegde, Myres

Approved with 4 ayes and 2 noes.



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Motion by Commissioner Monchamp to approve the January 23, 2019, meeting minutes, seconded by Commissioner Limon.

Ayes: Fearn, Hegde, Limon, Monchamp, Myres

Noes:

Abstentions: Shirazi

Approved with 5 ayes, 0 noes, and 1 abstention.

Correspondence

City Council Actions

ADJOURNMENT

The meeting was adjourned at **12:45am**.

NEXT REGULAR MEETING: February 20, 2019

Minutes prepared by Jonathan Arnold