



Oakland City Planning Commission

DRAFT
MINUTES

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

June 3, 2020
SPECIAL Meeting

BUSINESS MEETING

3:00 PM

Via: Tele-Conference

PURSUANT TO THE GOVERNOR’S EXECUTIVE ORDER 4-29-20, ALL MEMBERS OF THE PLANNING COMMISSION, CITY ATTORNEY AND PLANNING BUREAU PERSONNEL WILL JOIN THE MEETING VIA PHONE/VIDEO CONFERENCE AND NO TELECONFERENCE LOCATIONS ARE REQUIRED.

MEETING CALL TO ORDER

ROLL CALL

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

Excused: None

Staff: Robert Merkamp, Ed Manassee, Brian Mulry, Desmona Armstrong

WELCOME BY THE CHAIR

COMMISSION BUSINESS

- Agenda Discussion Robert Merkamp advised that Directors report has been removed from agenda
- Director’s Report

REPORT REMOVED FROM CURRENT AGENDA AND CONTINUED TO JUNE 17, 2020 AGENDA

~~Present an informational report to the Planning Commission describing the progress the City made in 2019 to implement policies adopted in the City’s 2015-2023 Housing Element and on meeting the City’s share of regional housing needs allocation.~~

- Committee Reports None
- Commission Matters None
- City Attorney’s Report None



OPEN FORUM

At this time members of the public may speak on any item of interest within the Commission’s jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes or less if there are six (6) or less speakers on an item, and one minute or less if there are more than six (6) speakers.

Speakers: 1. Naomi Schiff

CONSENT CALENDAR

The Commission will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report and recommendation in each case. Members of the Commission may request that any item on the Consent Calendar be singled out for separate discussion and vote.

PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the public hearing.

The Commission will then vote on the matter based on the staff report and recommendation. If the Commission does not follow the staff recommendation and no alternate findings for decision have been prepared, then the vote on the matter will be considered a “straw” vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision.

If you wish to be notified on the decision of an agenda item, please indicate the case number and submit a self-addressed stamped envelope, for each case.

#1	Location:	1495 E. 22nd Street; APN 021 028803101 (See map on the reverse)
	Proposal	Conversion of an existing manager's office to a one low-income restricted affordable dwelling unit within an existing 23 moderate-income affordable housing development.
	Applicant:	Anthony Tumminello
	Phone Number:	(831) 515-8560
	Owner:	1495 East 22nd Street 2013 LLC
	Case File Number:	PLN20060



Planning Permits Required	Regular Design Review for the creation of a dwelling unit and a Major Conditional Use Permit for a total of seven or more units (24 in total) in the RM-3 Zone.
General Plan	Mixed Housing Type Residential
Zoning	Mixed Housing Type Residential Zone-3 (RM-3) Zone
Environmental Determination	Exempt per CEQA Sections 15301: Existing Facilities and Section 15183.3: Projects consistent with Community Plan, General Plan or Zoning
Historic Status:	Not a Potentially Designated Historic Property; Oakland Cultural Heritage Survey Rating: F3
City Council District:	2
Status:	Pending
Actions to be Taken:	Receive public comments and Planning Commission comments. Planning Commission action based on staff report.
Staff Recommendation:	Approval subject to the attached Conditions
Finality of Decision:	Appealable to the City Council within 10 days.
For Further Information:	Contact project planner Heather Klein at (510) 238-3659 or hklein@oaklandnet.com

Staff Members: Heather Klein gave the project description with PowerPoint presentation

Applicants: Anthony Tumminello gave a PowerPoint presentation

Public Speakers: None

Motion to approve made by: Commissioner Limon to affirm staff’s environmental determination Subject to the attached findings and conditions

Seconded by: Commissioner Manus

Action: 7 ayes, 0 noes

#2	Location:	2001 Broadway; APN 008 064900700_(See map on the reverse)
	Proposal	To establish a bar and lounge (Alcoholic Beverage Sales Commercial Activity) requiring a Type 48 license with live music and DJ music (Group Assembly Commercial Activity) on the ground floor of the historic I. Magnin Building. The operation is



	proposing a closing time of 12 am to 2 am depending on day of the week.
Applicant:	Sang Huynh
Phone Number:	(925) 348-2735
Owner:	HPG 2001 Broadway LLC
Case File Number:	PLN19273
Planning Permits Required	Major Conditional Use Permit with additional findings including Public Convenience or Necessity for an Alcoholic Beverage Sales Commercial Activity
General Plan	Central Business District
Zoning	Central Business District Pedestrian Retail Commercial (CBD-P) Zone
Environmental Determination	Exempt per CEQA Sections 15301: Existing Facilities and Section 15183.3: Projects consistent with Community Plan, General Plan or Zoning
Historic Status:	Potentially Designated Historic Property; Local Register Property: I. Magnin Building; Area of Primary Importance: Uptown Commercial Historic District; Oakland Cultural Heritage Survey Rating: A1+
City Council District:	3
Status:	Pending
Actions to be Taken:	Receive public comments and Planning Commission comments. Planning Commission action based on staff report.
Staff Recommendation:	Approval subject to the attached Conditions
Finality of Decision:	Appealable to the City Council within 10 days.
For Further Information:	Contact project planner Gregory Qwan at (510) 238-2958 or gqwan@oaklandca.gov

Staff Member: Gregory Qwan gave a project description with PowerPoint Presentation

Applicant: Joshua Huynh and Sang Huynh spoke briefly

Public Speakers: 1. Nick Greenly

Motion to approve made by: Commissioner Manus to affirm staff’s environment determination and Subject to the attached findings and conditions.

Seconded by: Commissioner Hegde

Action: 7 ayes, 0 noes



3. Location:	5441 International Blvd. (041-3848-001-00)
Proposal:	Proposal to demolish eight existing contaminated buildings, remediate the site, and construct an approximately 540,000 square foot warehouse. The site is located within the historic 57 th Avenue Industrial District Area of Primary Importance (API), and the proposed project includes the demolition of two contributors to the District. As part of the proposed project, the front “bulkhead” portion of Building #1 (i.e., the façade that contains early-20th century Classical Revival-inspired industrial architecture and a portion of the sides of the building) would be preserved and incorporated into the design of the new warehouse. A variant to the project that requires all project-related truck trips to access the site from San Leandro Street rather than International Boulevard has also been proposed.
Applicant:	Brendan Kotler, Bridge Development Partners, LLC
Phone Number:	(213) 805-6350
Owner:	Bridge Point Oakland, LLC
Case File Number:	PLN19-076 & ER18-013
Planning Permits Required:	Regular Design Review for new construction including Category II Demolition Findings, and Major Conditional Use Permit to allow the industrial warehousing use that is permitted in the IG Zone that is partially located within the CN-3 Zoned portion of the project site.
General Plan:	General Industrial / Neighborhood Center Mixed Use
Zoning:	IG/S-19, General Industrial/ Health and Safety Protection Zone CN-3, Neighborhood Commercial Zone - 3
Environmental Determination:	Draft Environmental Impact Report was published for a 45-day review period from December 20, 2019 to February 3, 2020. The FEIR/RTC was published on May 22, 2020. The DEIR and the FEIR/RTC may be viewed on the City website at: https://www.oaklandca.gov/documents/ge-site-remediation-and-redevelopment-project-draft-environmental-impact-report-deir-5441-international-blvd-case-file-number-er18013
Historic Status:	57 th Avenue Industrial District (API) OCHS Ratings: Building 1, Rating A1+, API Anchor; Building 2: Dc1+; API contributor
City Council district	5
Status:	Pending
Staff Recommendation	Certify the EIR and approve the project subject to the conditions of approval and mitigation measures
Finality of Decision:	Appealable to City Council
For further information:	Contact case planner Pete Vollmann at 510 238-6167 or by e-mail at pvollmann@oaklandca.gov .

Recusal: Requested by Commissioner, Chair Monchamp. Vice-Chair Limon concluded

Staff Member: Pete Vollmann gave a project description with Power Point presentation

Applicants: Angela Noah and Brendan Cottlier with Bridges Development gave a Power Point presentation

Public Speakers: 1. Naomi Schiff



Motion to approve made by: Commissioner Manus affirms to Adopt the CEQA findings, including Certification of the EIR, rejection of alternatives as infeasible and, Statement of Overriding Considerations, And Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP) and Approve the Design Review and Major Conditional Use Permit as described in this report subject to the conditions (including the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMR), Requirements, and findings contained in this staff report.

Seconded By: Commissioner Shirazi

APPEALS

The Commission will take testimony on each appeal. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, to the public hearing; provided, however, such issues were previously raised in the appeal itself.

Following the testimony, the Commission will vote on the staff report and recommendation. If the Commission reverses/overturns the staff decision and no alternate findings for decisions have been prepared, then the vote on the matter will be considered a “straw” vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision. Unless otherwise noted, the decisions in the following matters are final and not administratively appealable. Any party seeking to challenge these decisions in court must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

COMMISSION BUSINESS

- **Approval of Minutes:** None
- **Correspondence:** None
- **City Council Actions:** Robert Merkamp advised that Council adopted miscellaneous planning Code amendments. City Council reappointed Commissioner Fearn to a second, Three-year term. Commissioner Myers ends her final term as Oakland Planning Commissioner.

ADJOURNMENT at **7:30 P.M.** unless a later time is agreed upon by a majority of Commissioners present.



A handwritten signature in black ink, appearing to read "Robert D. Merkamp".

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

NEXT REGULAR MEETING: June 17, 2020

