



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

**June 5, 2019
Regular Meeting**

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

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

The applicant for Item #4 requested to have their item continued. (Discussion of continuance was held after Open Forum). Commissioner Monchamp recused herself from this discussion.

Staff: Catherine Payne
Applicant: Patrick Kennedy
Public Speakers: Monsa Nitoto

Motion by Commissioner Limon to continue to item to a date uncertain, seconded by Commissioner Fearn.

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

Approved with 5 ayes and 0 noes.

Director's Report

Committee Reports

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。



Commission Matters

City Attorney’s Report

OPEN FORUM

Alexis Schroeder, Patrick Wildi, Monsa Nitoto

CONSENT CALENDAR

1.	Location:	2932 Carmel Street
	Assessor’s Parcel Number(s):	029-0982-006-00
	Proposal:	A four (4) lot mini-lot development of a 10,839 square-foot lot with three existing structures to be demolished and replaced with four new detached single-family dwellings. Vehicular access will be provided by means of a proposed Shared Access Facility.
	Owner:	Alterre Partners LLC
	Applicant:	John Newton / (510) 847-4108
	Case Number:	PLN18416
	Planning Permits Required:	Major Conditional Use Permit for to allow four units in RM-2 Zone; Minor Conditional Use Permit a Mini-Lot Subdivision and associated Shared Access Facility and; Regular Design Review for new construction of four single-family dwellings; and Tentative Parcel Map to create four Mini-Lots.
	General Plan:	Mixed Housing Residential
	Zoning:	RM-2 Mixed Housing Residential Zone
	Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15332 – Infill Development Projects; Section 15315 – Minor Land Division; and Section 15183 - projects consistent with a community plan, general plan, or zoning.
	Historic Status:	Non-Historic Property
	City Council District:	4
	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 Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandca.gov .

Commissioner Monchamp returned and the Consent Calendar was called at **6:17pm**.

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

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

Approved with 6 ayes and 0 noes.



PUBLIC HEARINGS

2.	Location:	2443 Humboldt Ave
	Assessor’s Parcel Number(s):	027-0896-036-02
	Proposal:	Proposal for a new four-story 23-unit townhouse style development.
	Applicant/Owner:	Ali R. Kashani (510) 385-1340
	Case File Number:	PLN18326
	Planning Permits Required:	Major Conditional Use Permit for more than seven dwelling units in the RM-3 Zone. Application qualifies for a 35% density bonus and three incentives or concessions for building height (greater than 30-foot / approximately 44feet), parking allowances for parking (12 parking spaces included where 23 parking spaces are required). A Category III creek permit for construction activity within 100 feet of a creek, and Regular Design Review for demolition of and existing single-family dwelling and for new construction.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-fill Exemptions. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	Not a PDHP, Rating: D3
	City Council District:	4
	Status:	Decision on Application 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 #2 was called at **6:18pm**.

Staff: Moe Hackett

Applicant: Ali Kashani, David Dutton

Public Speakers: Paul Ko, Maria del Rio

Motion by Commissioner Hegde to continue the item to July 17, 2019, and that the applicant notice and host a community meeting in a neighborhood location and discuss with staff changes to the transportation and parking plan, seconded by Commisisoner Myres.

Ayes: Shirazi, Hegde, Limon, Monchamp, Myres

Noes: Fearn

Approved with 5 ayes and 1 no.



3.	Location:	Brooklyn Basin (formerly known as “Oak to 9th Avenue”); specifically, Parcel A
	Assessor’s Parcel Number(s):	018-0465-012-00 (related to 018-0465-002-04)
	Proposal:	Final Development Permit (FDP) and Two Minor Variances for Parcel A, including 254 affordable residential units and 306 parking spaces, in a 73-foot tall building.
	Applicant:	MidPen Housing Corporation
	Contact Person/ Phone Number:	Jan Lindenthal, Chief Real Estate Development Officer (650) 356-2900
	Owner:	City of Oakland
	Case File Number:	PUD06010-PUDF12
	Planning Permits Required:	FDP, compliance with CEQA, variance for open space reduction, variance for residential off-street loading
	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
	City Council District:	2 – Nikki Fortunato Bas
	Action to be Taken:	Consider approval of FDP and two Minor Variances, 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 do Byrne@oaklandca.gov .

Item #3 was called at **7:05pm**.

Staff: Dara O’Byrne, Christia Mulvey
Applicant: Jennifer Liu, Paul McElwee, Margaret Parker-Salop
Public Speakers: None.

Motion by Commissioner Monchamp to 1) Pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference), rely on the Oak to Ninth Avenue Project EIR as adequate under CEQA for analysis of the Brooklyn Basin Parcel A Final Development Permit; 2) Approve the Brooklyn Basin Parcel A Final Development Permit, subject to the attached findings and following staff recommendations: 2a) If feasible, provide pedestrian walkway connecting 8th Ave and 9th Ave along the Embarcadero façade, as determined by City staff; 3) Work with the applicant to improve the ground floor design of the corner of Embarcadero and 8th Ave; 4) Approve a Minor Variance for reduction of open space, subject to the attached findings; and 5) Approve a Minor Variance for residential off-street loading height requirements, subject to the attached findings, seconded by Commissioner Shirazi.

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

Noes:

Approved with 6 ayes and 0 noes.



4. Location:	500 Kirkham St. & 1255 7th St. The site is bounded by Union, 5th and 7th Streets, and is located east from the West Oakland BART Station.
Assessor's Parcel Number(s):	004-0049-008-00; -009-00; -010-00; and 004-0051-018-02
Proposal:	To construct a total of 1,032 residential units (84 very low income affordable units included), approximately 35,000 square feet of retail & commercial flex space, 59 parking spaces. The project will be phased out as follows: Phase 1 includes all horizontal improvements; Phases 2 & 3 include construction of 84 foot high mid rises & temporary surface parking lot; and Phase 4 includes construction of a 338 foot high rise & street level parking garage accessed from Union Street
Applicant:	Panoramic Interests
Contact Person/ Phone Number:	Zac Shore (415)701-7002
Owner:	500 Kirkham, LLC
Case File Number:	PLN17428/PUDF07
Planning Permits Required:	Planned Unit Development/Conditional Use Permit; Regular Design Review; Vesting Tentative Parcel Map Subdivision
General Plan/Specific Plan:	Community Commercial/West Oakland Specific Plan
Zoning:	S-15W Transit Oriented Development Zone
Environmental Determination:	A detailed CEQA (California Environmental Quality Act) Analysis was prepared for this project which concludes that the development proposal satisfies each of the following CEQA Guidelines: (A) 15164 Addendum to EIRs; (B) 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; (C) 15168 Prior EIRs and Redevelopment Projects; and (D) 15183.3 Qualified Infill Projects. Each of the foregoing provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, 2nd Floor or online as Item #85 at http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 The LUTE (Land Use Transportation Element) can be viewed as Item #01 at http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158
Historic Status:	Non-historic Property
City Council District:	3
Action to be Taken:	Decision based on staff report
Staff Recommendation:	Approve project subject to the attached Conditions
For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov .

Item #4 was continued to a date uncertain (see Agenda Discussion at the beginning of this document).



5.	Location:	5375 Manila Ave
	Assessor's Parcel Number(s):	014-1251-007-01
	Proposal:	Installation of a rooftop wireless communications 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 located on the roof of an existing residential building and associated cable runs located on the roof of this forty-one (41') foot tall residential building.
	Applicant:	Complete Wireless Consulting, for Verizon Wireless
	Contact Person/ Phone Number:	Gerie Johnson (916) 709-2057
	Owner:	Satellite Senior Homes Inc
	Case File Number:	PLN18447
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review to install a Macro Telecommunications Facility within a residential zone; Conditional Use Permit for ten (10') foot projection above existing forty-one (41') foot tall residential building.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1 Mixed Housing Type Residential-1
	Environmental Determination:	Exempt, Sections 15301 and 15303 – Additions and alterations of existing facilities; Section 15183 – Projects consistent with a community plan, general plan, or zoning.
	Historic Status:	Non-historic Property
	City Council District:	1
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Jason Madani at (510) 238-4790 or jmadani@oaklandca.gov .

Item #5 was called at 7:55pm.

Staff: Maurice Brenyah-Addow

Applicant: Gerie Johnson, Daniel Ro

Public Speakers: Alexis Schroeder, Ashley Adams, Wendy Lee, Donald Switlick

Motion by Commisisoner Fearn to affirm staff's environmental determination and approve the Conditional Use Permit and Design Review application subject to the attached Findings and Conditions of Approval, seconded by Commissioner Monchamp.

Ayes: Fearn, Shirazi, Limon, Monchamp

Noes: Hegde

Abstentions: Myres

Approved with 4 ayes, 1 no, and 1 abstention.



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

The City Council on June 4, 2019, passed an ordinance that would allow for the provision of emergency temporary housing on city-owned and city-leased properties.

ADJOURNMENT

The meeting was adjourned at **8:25pm.**

NEXT REGULAR MEETING: June 19, 2019

Minutes prepared by Jonathan Arnold