



Adhi Nagraj, Chair
Emily Weinstein, Vice Chair
Tom Limon
Clark Manus
Amanda Monchamp
Jahmese Myres
Chris Pattillo

October 19, 2016
Regular Meeting

***Revised October 4, 2016 – See end of agenda**
***Revised October 12, 2016 – See end of agenda**

The meeting was called to order at approximately **6:05pm**.

ROLL CALL

Present: Weinstein, Limon, Manus, Monchamp (arrived at 6:50pm),
Myres, Pattillo
Excused: Nagraj

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #3 has been continued to a date uncertain, and Item #5 has been continued to November 2, 2016, at the developer's request.

Director's Report

None.

Committee Reports

Commissioner Myres gave an overview of the Design Review Committee held just before this meeting to discuss Macarthur Transit Village Parcel B.

Commission Matters

None.

City Attorney's Report

None.

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。



OPEN FORUM

None.

CONSENT CALENDAR

1.	Location:	1501 Harrison Street (314 15th Street)
	Assessor's Parcel Number:	008-0625-054-00
	Proposal:	To allow sale of liquor, beer and wine at a 2-story limited service restaurant with a 1:00 AM closing time. The project includes major renovations to the commercial space and an ABC license will be required.
	Owner:	Wilson Tsai
	Applicant:	Justin Gilmore / Phone # 831-431-7455
	Case File Number:	PLN15401
	Planning Permits Required:	Major Conditional Use Permit for Alcoholic Beverage Sales Commercial Activity; Additional Findings for alcohol sales and for Public Necessity or Convenience.
	General Plan:	Central Business District
	Zoning:	CBD-C Central Business District General Commercial Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning.
	Historic Status:	Potential Designated Historic Property (PDHP); Survey Rating: C
	Service Delivery District:	Metro
	City Council District:	3
	Action to be Taken:	Decision on application based on staff report
	Staff Recommendation:	Approval subject to conditions
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandnet.com



2.	Location:	3260 Lakeshore Avenue
	Assessor's Parcel Number:	023-0424-024-00
	Proposal:	To serve beer & wine for on-site consumption with meals in a limited service restaurant within the hours of 7am-11pm (Proposition Chicken)
	Applicant:	Elizabeth Wells
	Contact Person/Phone Number:	Elizabeth Wells / (415)218-0197
	Owner:	Elaine and Berry Gilbert
	Case File Number:	PLN16226
	Planning Permits Required:	Major Conditional Use Permit with additional findings to allow an Alcoholic Beverage Sales Commercial Activity; Findings for Public Convenience Or Necessity (PCN) to allow new Alcoholic Beverage Sales in an over-concentrated area; Minor Conditional Use Permit for limited service café and restaurant in the CN-1 zone. Variances to allow a new Alcoholic Beverage Sales outside of the Central Business District (1) within 1,000 feet of an existing location and (2) within 1,000 feet of civic uses (parks; school; church) in an over-concentrated area
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-1 Neighborhood Center Mixed Use Commercial Zone.
	Environmental Determination:	15301 of the State CEQA Guidelines; minor alterations to an existing facility. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	Potential Designated Historic Property; Survey Rating: Dc2+ (contributor, Area of Secondary Importance: Lakeshore Avenue Commercial Historic District)
	Service Delivery District:	3
	City Council District:	2
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Michael Bradley at (510) 238-6935 or by email at mbradley@oaklandnet.com

Motion by Commissioner Pattillo to approve the consent calendar items, seconded by Commissioner Manus.

Ayes: Limon, Manus, Myres, Pattillo, Weinstein

Noes:

Approved with 5 ayes and 0 noes.



This item has been continued to a date uncertain.

3. Location:	2715 Adeline Street
Assessor's Parcel Number:	005-0446-001-01; 005-0446-001-02; 005-0446-008-01
Proposal:	To demolish existing structure and construct a new 29,400 square-foot multi-tenant commercial space.
Owner:	Madison Park Financial Corp.
Applicant:	Madison Park Financial Corp. (510)452-2944 ext. 16
Case Number:	PLN16-177
Planning Permits Required:	Major Design Review for a new commercial development involving more than 25,000 square feet of non-residential floor area;
General Plan:	Business Mix
Zoning:	CIX 1A/1B; S-19
Environmental Determination:	Exempt 15332; State CEQA Guidelines, Infill development; Project also relies on WOSP EIR; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: D3
Service Delivery District:	1
City Council District:	3
Status:	Pending
Action to be Taken:	Decision on application based on staff report
Staff Recommendation:	Approval subject to conditions
Finality of Decision:	Appealable to City Council
For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com



PUBLIC HEARINGS

4.	Location:	Brooklyn Basin (formerly known as “Oak Street to Ninth Avenue”); specifically, Phase I, generally located south of Embarcadero, between future Main Street and 9th Avenue.
	Proposal:	Final Development Permit (FDP) for streets, landscaping and infrastructure not part of development parcels or parks in Phase 2; Master Creek Permit; Signage Master Plan; Shoreline Park Information; DA Exhibit C Modification Information.
	Applicant:	Zarsion-OHP 1, LLC (ZOHP), Patrick Van Ness (510)251-9272.
	Owner:	Zarsion-OHP 1, Port of Oakland, City of Oakland.
	Case File Number:	DA06011 (Related to)
	Planning Permits Required:	FDP, Master Creek Permit, Signage Master Plan, Compliance with CEQA.
	General Plan:	Planned Waterfront Development-4.
	Zoning:	Oak-to-Ninth District Zone (D-OTN)
	Environmental Determination:	Final EIR certified on January 20, 2009.
	Historic Status:	9th Avenue Terminal, rated “A”
	Service Delivery District:	3
	City Council District:	2 – Guillen
	Action to be Taken:	Consider FDP, Master Creek Permit and Signage Master Plan; Accept Shoreline Park and DA Exhibit C Modification information items.
	Finality of Decision:	FDP and Master Creek Permit appealable to City Council.
	For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com

This item was called at approximately 6:10pm.

Staff Members: Catherine Payne; Leslie Estes, Public Works Agency

Applicant: Patrick Van Ness

Public Speakers: None.

Commissioner Pattillo commented that she was pleased that the building has been expanded from 4 bays to 5 bays, asked if that was reflected in the plan set provided to the Commissioners. Mr. Van Ness stated it is, and that it adds 25 feet to the building. Pattillo then asked staff if final sign designs will be brought back to Commission? Ms. Payne stated that staff can bring them to Commission if asked. Pattillo asked staff about increase in length of monitoring of plantings from one to three years. Ms. Estes replied that the time was increased to ensure solid plant establishment. Commissioner Myres stated signs seem generic and not special to Oakland or the project. Commissioner Weinstein stated signs should give project an identity but should not be so much that they exclude it from the larger community. Commissioner Manus agreed, stating it should feel like a part of Oakland’s character. Commissioner Pattillo stated that the sign packet was confusing and that it had no page numbers, stated that signs are too generic, and requested that the signs come back to the Commission, at least as an informational item.

Motion by Commissioner Myres that pursuant to CEQA guidelines §15162 and based on the attached findings rely on the Oak to Ninth Avenue Project EIR as adequate under CEQA for analysis of the Phase II streets and infrastructure FDP, the Brooklyn Basin Master Creek Permit, modification to the Development Agreement Exhibit C, and the Signage Master Plan based on the attached Findings, approve the Phase II streets and infrastructure FDP, approve the Brooklyn Basin Master Creek Permit, approve the Brooklyn Basin Signage Master Plan conditioned upon working with staff to design appropriate project identity monuments in the public right-of-way and conditioned upon the signage plan coming to the Commission prior to approval, accept an informational report regarding notification of a modification to the Development Agreement Exhibit C, and minor revisions to the Shoreline Park plans, seconded by Commissioner Pattillo.

Ayes: Limon, Manus, Myres, Pattillo, Weinstein
Noes:

Approved with 5 ayes and 0 noes.



5. Location:	MacArthur Transit Village Parcels A and C1
Assessor's Parcel Numbers:	012-1025-010-00 and 012-1025-013-00
Proposal:	Revise Parcels A and C1 FDP to reduce ground-floor retail and allow live-work units in lieu thereof.
Applicant:	BRIDGE Housing
Contact Person:	Marie Debor (949) 229-7075
Owner:	BART, MacArthur Transit Community Partners, LLC
Case File Number:	PUD06058-PUDF08
Planning Permits Required:	Revision to FDP and Minor Variance to reduce parking.
General Plan:	Neighborhood Center Mixed Use
Zoning:	S-15 Transit-Oriented Development Zone
Environmental Determination:	An Environmental Impact Report (EIR) was certified in June 2008.
Historic Status:	There are no Potential Designated Historic Properties located on the project site.
Service Delivery District:	Service District 2
City Council District:	1
Date Filed:	September 27, 2016
Status:	Request recommendation from Planning Commission; Final Decision by City Council at a later date.
Action to be Taken:	Consider recommendation for FDP application and minor variance and make CEQA determination.
Staff Recommendation:	Take public testimony; provide recommendation to City Council.
Finality of Decision:	No decision will be made on the project at this time.
For Further Information:	Contact the case planner Catherine Payne at (510) 238-6168 or cpayne@oaklandnet.com

Discussion began at approximately 6:40pm to announce recusals and select a Chair *pro tem* for this item.

Motion by Commissioner Myres to volunteer to serve as Chair *pro tem* for this item, seconded by Commissioner Pattillo.

Ayes: Limon, Manus, Myres, Pattillo, Weinstein

Noes:

Approved with 5 ayes and 0 noes.

Secretary Merkamp then announced that two new Planners have been hired by the City: Matthew Weintraub, a Landmarks Preservation Specialist, and Rebecca Lind, who will be joining the Major Projects team.

Commissioners Pattillo and Weinstein recused themselves from the item. Chair *pro tem* Myres called a recess until Commissioner Monchamp arrived. Upon the arrival of Commissioner Monchamp at approximately 6:50pm a quorum was reached and the item was called.



Staff Member: Catherine Payne stated that the applicant requested a continuation of the item to November 2, 2016, in order to consider additional public input.

Applicant: Marie Debor gave a presentation.

Public Speakers: Nadine Whisnant. Public Hearing to remain open until the item is heard at the November 2, 2016, meeting.

Motion by Commissioner Monchamp to continue the item to November 2, 2016, seconded by Commissioner Limon.

Ayes: Limon, Manus, Monchamp, Myres

Approved with 4 ayes and 0 noes.

APPEALS None.

COMMISSION BUSINESS

Approval of Minutes None.

Correspondence None.

City Council Actions Secretary Merkamp states that the 226 13th St development was heard by City Council on appeal on October 18, 2016, and it was continued to November 1, 2016.

ADJOURNMENT Meeting was adjourned at approximately **6:57pm**.

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

NEXT REGULAR MEETING: November 2, 2016

***Revised October 4, 2016, to modify historic status on Item #4.**
***Revised October 12, 2016 to reflect continuance of Item #3 to a date uncertain.**