



Oakland City Planning Commission

Minutes

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

October 2, 2019
Regular Meeting

ROLL CALL

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

Excused: Shirazi.

Staff: Robert Merkamp, Ed Manasse, Neil Gray, Laura Kaminsky, Brian Mulry, Cheryl Dunaway.

WELCOME BY THE CHAIR

COMMISSION BUSINESS

None

Agenda Discussion

None

Director's Report

None

Committee Reports

Commissioner Manus gave a report on the September 25, 2019 Design Review Committee Meeting where two projects were discussed: 98th and San Leandro (921 98th Ave) and 300 Lakeside Drive.

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 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 None

PUBLIC HEARINGS

1.	Location:	2400 Filbert Street
	Assessor's Parcel Number(s):	005-0433-018-05 and 005-0433-018-06
	Proposal:	To construct a four-story building with 77 dwelling units and convert an existing one story warehouse to ten joint living and working quarters (work/live units). The proposal includes 16 affordable housing units.
	Applicant:	Levy Design Partners
	Contact Person/ Phone Number:	Toby Levy (415) 777-0561
	Owner:	TNP Real Estate Investments, LLC
	Case File Number:	PLN19025
	Planning Permits Required:	Major Conditional Use Permit for number of units in the RM-4 Zone and Regular Design Review for new construction. Tentative Parcel Map to merge two lots into one and create condominiums.
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential – 4 (RM-4)
	Environmental Determination:	The project qualifies for California Environmental Quality Act (CEQA) streamlining provisions under CEQA Guidelines Sections 15183 and 15183.3 to tier from the program-level analysis completed in the City of Oakland (City) General Plan Land Use and Transportation Element (LUTE) and its EIR, the 2010 General Plan Housing Element Update EIR and 2014 Addendum, the West Oakland Redevelopment Plan (Redevelopment Plan) and its EIR, and the West Oakland Specific Plan (WOSP) and its EIR4—collectively referred to herein as the “Program EIRs”—which analyzed environmental impacts associated with adoption and implementation of the General Plan, Redevelopment Plan, and the WOSP.
	Historic Status:	Office of History Survey Rating of Ed3
	City Council District:	3
	Finality of Decision:	Appealable to the City Council
	For Further Information:	Contact Case Planner Neil Gray, Planner IV , at (510)238-3878 or by email at ngray@oaklandca.gov .

Staff Member: Neil Gray gave a presentation.

Applicants: Martin Pham and Brian Yang gave a PowerPoint presentation.

Public Speakers:

1. Joe Capley-Alfano
2. Dion Ross

PUBLIC SPEAKING SESSION IS CLOSED

Motion to approve made by: Vice Chair Limon, to affirm staff’s environmental determination and approve the conditional use permits and regular design review subject to the attached findings and conditions.

Seconded by: Commssioner Manus

Action: 6 ayes, 0 noes



2.	Location:	Area bounded generally by 27th Street to the north; I-980 and Brush Street to the west; the Jack London estuary waterfront to the south; and Lake Merritt, Channel, and 5th Avenue to the east.
	Proposal:	Conduct a public hearing and solicit/provide comments on the Draft Downtown Oakland Specific Plan (Draft Plan) and on the Draft Environmental Impact Report (Draft EIR) and the associated proposed draft General Plan amendments and zoning framework concepts.
	Applicant:	City of Oakland
	Case File Number:	ER18020 & SP16001
	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; 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, 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:	The Draft EIR for the Downtown Oakland Specific Plan was published (SCH No. 2019012008) on August 30, 2019. The 45-day public review period will be extended from August 30, 2019 to October 22, 2019 for a total of 53 days. The Draft EIR will appear before the Planning Commission on October 2, 2019 for public comment.
	Historic Status:	52 Landmarks, 21 Areas of Primary Importance (API); 27 Areas of Secondary Importance (ASI)
	City Council District:	2, 3
	Status:	The Draft Plan was released on August 30, 2019, and was presented before the Planning Commission on September 4, 2019 for initial comments. The Draft EIR was published on August 30, 2019, and is subject to a 45-day public review and comment period, which has been extended to 53 days (Aug. 30 to Oct. 22), and a public hearing before the Planning Commission on October 2, 2019. The Draft Plan will continue to be subject to public review and comment beyond October 22, 2019 to allow for public review of the upcoming zoning incentive study.
	Action to be Taken:	Receive comments from the Planning Commission and the public on the Draft Plan and the Draft EIR.
	For Further Information:	Contact Project Manager Joanna Winter at (510) 238-2166 or by email at jwinter@oaklandca.gov or Alicia Parker at (510) 238-3362 or by email at aparker@oaklandca.gov .

Staff Member: Ed Manasse gave a PowerPoint presentation

Urban Planning Partners Consultant: Lynette Diaz assisted Mr. Manasse with the PowerPoint Presentation.

Landmarks Preservation Advisory Board (LPAB) Member: Klara Kumorous shared concerns raised by the Landmark Preservation Advisory Board that this project may contribute to cumulative adverse impacts on the historical resources.



Public Speakers:

- | | | | |
|---------------------|--------------------|---------------------|-------------------------|
| 1. Daniel Levy | 6. Theresa Hammond | 11. Jennie Gerard | 17. Tim Frank |
| 2. James E. Vann | 7. Marina Carlson | 12. Adrian Cotter | 18. Jeff Levin |
| 3. Peter Birkholz | 8. Alvina Wong | 13. Mark Brustman | 19. Christopher Buckley |
| 4. Mary Ellen Navas | 9. Chris Roberts | 14. Mike Jacob | 20. Paul Bicmore |
| 5. David Simon | 10. Naomi Schiff | 16. Richard Sinkoff | 21. Derek Sasehorn |
| | | | 22. Tara Parker-Essig. |

PUBLIC SPEAKING SESSION IS CLOSED

Motion to continue this item made by: Vice Chair Limon, to continue this hearing to the date certain of November 6, 2019 and extend the public comment period to November 8, 2019.

Seconded by: Commissioner Myres.

Action: 6 ayes, 0 noes.

APPEALS None

COMMISSION BUSINESS None

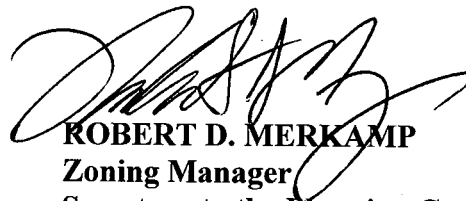
Approval of Minutes None

Correspondence None

City Council Actions None

ADJOURNMENT

Meeting adjourned at approximately, 8:53 P.M.



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

NEXT REGULAR MEETING: October 16, 2019