



Oakland City Planning Commission

AGENDA

*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.

The following are instructions on how the public may observe and/or participate in the Oakland City Planning Commission meeting:

OBSERVE BY: The public may view the televised video conference by viewing KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99 and locating City of Oakland KTOP – Channel 10 * or via the city's website stream

To observe the meeting by video conference, please click on this link:

You are invited to a Zoom webinar.
When: Jun 3, 2020 03:00 PM Pacific Time (US and Canada)
Topic: Planning Commission Meeting June 3, 2020

Please click the link below to join the webinar:
<https://zoom.us/j/95646752345>

Or iPhone one-tap :

US: +16699006833,,95646752345# or +14086380968,,95646752345#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 408 638 0968 or +1 346 248 7799 or +1 253 215 8782
or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592

Webinar ID: 956 4675 2345

International numbers available: <https://zoom.us/j/95646752345>

Instructions on how to join a meeting by video conference is available at:
<https://support.zoom.us/hc/en-us/articles/201362193> **Joining-a-Meeting**



HOW TO COMMENT ON A PUBLIC MEETING:

Public comments will be taken at the time of the eligible Agenda item

If you are a Zoom video Conference participant

To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on a eligible agenda item at the beginning of the meeting. You will then be unmuted, during your turn, and allowed to participate in public comment. After the allotted time, you will then be re-muted. Instructions on how to “Raise Your Hand” is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In-Webinar.

If you are a phone participant

To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “*9” to request to speak when Public Comment is being taken on a eligible agenda Item at the beginning of the meeting. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time, you will then be re-muted. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by-phone. If you have any questions, please email Desmona R. Armstrong at Drarmstrong@oaklandca.gov

• IMPORTANT THINGS TO REMEMBER DURING YOUR PUBLIC COMMENT PERIOD

1. **ALL ATTENDEES SHALL BE MUTED UPON ENTRY**
2. Please do not raise your hand if the item currently being heard is not the item you wish to speak on. We will call for public testimony on each item individually. When the item you’re interested in is being called and public speakers are invited to raise their hands, raise yours then and we will call them all in the order they’re raised.
3. You may of course speak on multiple items but your comments during each item must address the item currently under discussion. Speakers attempting to speak about items other than the item currently under consideration will be muted and asked to wait for the item they’re here to speak about to be called.

HOW TO ADDRESS THE PLANNING COMMISSION

- Please work with the case planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.
- Staff reports are available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandca.gov (under “Planning Commission.”) You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please email Desmona Armstrong at Drarmstrong@oaklandca.gov.
- If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council 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. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.
- Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.
- Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Desmona Armstrong at Drarmstrong@oaklandca.gov or 510-238-6343 at least **48 hours** prior to the meeting. We are unable to accommodate late material at this time.



- Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, staff, and the public, comments must be provided electronically prior to the meeting being started.

MEETING CALL TO ORDER

ROLL CALL

WELCOME BY THE CHAIR

COMMISSION BUSINESS

- Agenda Discussion
- Director's Report

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
- Commission Matters
- City Attorney's Report

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.

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

#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



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 .

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
- Correspondence
- City Council Actions

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

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



NEXT REGULAR MEETING: June 17, 2020

