



*Jim Moore, Chair
Adhi Nagraj, Vice Chair
Clark Manus
Amanda Monchamp
Jahmese Myres
Chris Pattillo
Emily Weinstein*

July 6, 2016
Regular Meeting

ROLL CALL

Present: Moore, Manus, Monchamp, Myres, Pattillo, Weinstein.

Excused: Nagraj.

Staff: Robert Merkamp, Ann Clevenger, Mark Wald, Cheryl Dunaway, Jonathan Arnold.

WELCOME BY THE CHAIR

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。



PUBLIC HEARINGS

1. Location: 5000 Piedmont Avenue (APN: 048A700200302)
Proposal:To construct a one-story, 8,500 square foot funeral home, located near the southwest of the Mountain View Cemetery (approximately 400 feet from the main entry). Note: *This project was previously approved by the Planning Commission in 2013, but the Planning Permit (REV130001) had expired for the new construction. Under the new application (PLN16170), the applicant is requesting re-approval that includes minor building design modifications.*

Applicant/Contact:Jeff Lindeman
Phone Number:(510) 658-2588
Owner/Contact:Mountain View Cemetery Association
Case File Number:PLN16170

Planning Permits Required:Major Variance to operate an undertaking activity (funeral home) in the RD-1 Zone; and
Regular Design Review for building construction.

General Plan:Urban Open Space
Zoning:RD-1 Detached Unit Residential Zone

Environmental Determination:Exempt, Section 15332 of the State CEQA Guidelines:
In-Fill Development Projects;
Section 15183 of the State CEQA Guidelines:
Projects consistent with a Community Plan, General Plan or Zoning.
Section 15064.5 (b)(3) of the State CEQA Guidelines:
Determining the Significance of Impacts on Historical and Unique Archeological Resources. Projects that follow the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Historic Status:Local Register Property
Area of Primary Importance (API); Survey Rating: A1+

Service Delivery District: 2
City Council District: 1
Date Filed:June 1, 2016
Action to be Taken:Decision based on staff report
Finality of Decision:Appealable to City Council within 10 calendar days
For Further Information:Contact Case Planner: **Mike Rivera** at (510) 238-6417, or by email at mrivera@oaklandnet.com

COMMISSIONER WEINSTEIN RECUSED HERSELF FROM HEARING THIS ITEM DUE TO A CONFLICT OF INTEREST.

Staff Member Robert Merkamp gave a brief presentation.

Applicant: Jeff Lindeman gave a presentation.

Speaker: Carl Chan.

PUBLIC COMMENT SESSION CLOSED.

Commissioner Pattillo made a motion to approve with the following conditions of approval: Omit conditions # 42 and 44, direct staff to establish a Planning Sub-Committee with a mixture of Landmark Preservation Advisory Board and Planning Commission members consisting of Commissioner Manus,



Commissioner Nagraj or Pattillo, a Landmarks Preservation Advisory Board member and staff members as appropriate. This project shall also be brought before the sub-committee for review, seconded by Commissioner Manus.

Action on the matter: Approved 5 ayes, 0 noes.

2.	<p>Location: 41 Tunnel Road (Claremont Hotel) (APN: 48H-7670-19, 48H-7670-20, 48H-7670-21, 48H-7670-22, 48H-7670-23, 48H-7670-24, 48H-7670-25, 48H-7670-27, 48H-7670-28-3, 64-4225-04, and 64-4225-05, 48H-7670-26, 48H-7670-29-2, and 64-4226-24)</p> <p>Proposal: Scoping session for a proposal for: (a) Site and Circulation Improvements, including: realign site access, modify on-site circulation and parking, replace the existing porte cochere, and landscape improvements; (b) Club Expansion and Improvements, including: Update and expand existing club facilities including both indoor and outdoor facilities; increase membership by 15 percent (up to 250 new memberships), from 1,600 to a maximum of 1,850 memberships; and (c) New Residential Units – At the southeast portion of the site, construct a 43 unit for-sale residential building on existing surface parking lots and two single-family homes adjacent to the Tunnel Road entry to the site.</p> <p>Applicant: Signature Development Group, Inc. Contact Person/Phone Number: Jamie Choy / (510)251-9276 Owner: Claremont Hotel Properties, LP Case File Number: ER16-010</p> <p>Planning Permits Required: The proposed project would, in part, require modifications to the existing Conditional Use Permit, a Tentative Parcel Map to provide separate parcels for the residential uses, Design Review, and possibly variances.</p> <p>General Plan: Community Commercial, Hillside Residential Zoning: RH-4, Hillside Residential Zone – 4; RU-3, Urban Residential Zone - 3</p> <p>Environmental Determination: Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on May 31, 2016. The comment period for the NOP ends on July 6, 2016.</p> <p>Historic Status: The Claremont Hotel building (not including the porte cochere constructed in the 1980’s) is a local Oakland Landmark (LM01-404, Ordinance No. 12438 C.M.S.) and is rated A1+; the Claremont Hotel property is identified as an Area of Primary Importance (API). Thus the Claremont Hotel building (as a landmark) and Claremont Hotel property (as an API) are currently CEQA Historic Resources. The original landmark designating ordinance included a Design Review overlay on the entire property.</p> <p>Service Delivery District: 2 City Council District: 1 Action to be Taken: Receive public and Planning Commission comments about what information and analysis should be included in the EIR.</p> <p>For Further Information: Contact case planner Ann Clevenger at (510) 238-6980 or by email: aclevenger@oaklandnet.com.</p>
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COMMISSIONER MONCHAMP RECUSED HERSELF DUE TO A CONFLICT OF INTEREST.

Staff Member Ann Clevenger gave a presentation



Applicant: Eric Harrison gave a PowerPoint presentation.

Speakers: Naomi Schiff, J.R. McConnell, Richard Carson, Lesley Emmington, Robert Wrubel, Bob Day, Sarah Bishop, Spreck Rosekrans, Susan Devinco, Ellen McKaskle, Rachel Pratew, Karen Neryash, Mary Louise Zernicke, Peter Honigsberg, Ronald Berman, Kristen Jensen, John Lee, Laurie Sarachan, Dorothy Berendt, Christina Reynolds, David Kessler, Rani Marx, Loretta Cole, Janet White, Ina Bendich, Adele Poenisch, Kathy Dittmer, Julie Nachway.

PUBLIC COMMENT SESSION CLOSED.

Members of the public who reside in Berkeley near the project site complained about not receiving the notification of the date and time of this meeting.

The Planning Commission asked if staff notified those residents and if not; please find a way to include them in future notifications concerning the process of this project proposal.

***This was a scoping session to receive public and Planning Commission comments about what information and analysis to include in the Environmental Impact Report (EIR).**

Commissioner Weinstein left at 8:33 P.M.

Approval of Minutes

No vote on the June 15, 2016 and June 22, 2016 minutes due to a lack of a quorum.

ADJOURNMENT

Meeting adjourned at approximately 8:45 P.M.

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

NEXT REGULAR MEETING: July 20, 2016