



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

September 4, 2019
Regular Meeting

ROLL CALL

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

Excused: Fearn

Staff: Catherine Payne (Acting Secretary), Ed Manasse, LauraKaminski, Joanna Winter, Kritia Mulvey, Alicia Parker, Brian Mulry, Jonathan Arnold, Cheryl Dunaway

WELCOME BY THE CHAIR

COMMISSION BUSINESS

None

Agenda Discussion

None

Director's Report

None

Committee Reports

None

Commission Matters

None

City Attorney's Report

None

OPEN FORUM

Speaker: Naomi Schiff

CONSENT CALENDAR

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。



1.	Location:	900 Market Street
	Assessor's Parcel Number(s):	001-0228-009-00
	Proposal:	To establish a 24-hour fitness club/gym ("Planet Fitness") to occupy 21,085 square-feet of non-residential floor area within an existing 72,000 square-foot commercial building.
	Owner:	Woodrock Gateway Center LLC / Rishi Thakkar
	Applicant:	N Consulting Engineers / Andrew Davies (714)398-7150
	Case Number:	PLN19152
	Planning Permits Required:	Major Conditional Use Permit for a Group Assembly Commercial Activity with a cumulative site exceeding one acre in area.
	General Plan:	Community Commercial
	Zoning:	CC-1 Community Commercial 1 Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (Minor alterations and operation); Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Not A Potentially Designated Historic Property: OCHS Rating: X
	City Council District:	3
	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 Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandca.gov .

Motion to Approve: Commissioner Manus

Seconded by: Commissioner Limon

Approved: 6 ayes and 0 noes.

PUBLIC HEARINGS

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 and Channel to the east.
	Proposal:	Introduction of the Draft Downtown Oakland Specific Plan including General Plan and Planning Code amendments (text and map changes) and receipt of public and Commissioner comments. Staff will return on October 2, 2019 to hear additional comments on the Draft Plan and will also bring the Draft Environmental Impact Report (DEIR) for public and Commissioner comments.
	Applicant:	City of Oakland
	Case File Number:	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; Planned Waterfront Development 1; Planned Waterfront Development 4; 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, D-OTN, 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:	A DEIR for the Downtown Oakland Specific Plan will be available for public review (SCH No. 2019012008) on August 30, 2019 and will be brought before the Planning Commission on October 2, 2019. The DEIR will be subject to a 45-day public review and comment period.
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 has been released and will continue to be subject to public review and comment. The DEIR will be released on August 30, 2019 and will be subject to a 45-day public review and comment period and a public hearing before the Planning Commission on October 2, 2019.
Action to be Taken:	Staff will provide an introduction of the Draft Plan on September 4, 2019 and receive public and Commissioner comments. Staff will return on October 2, 2019 to receive additional comments on the Draft Plan and to review and receive public and Commissioner comments on the Draft EIR.
For Further Information:	Contact Project Manager Alicia Parker at (510) 238-3362 or by email at aparker@oaklandca.gov .

Staff Member: Ed Manasse gave a PowerPoint presentation.

- Public Speakers:**
- | | |
|---------------------|------------------------|
| 1. Naomi Schiff | 6. Mark Brustman |
| 2. Lou Ragali | 7. Christopher Buckley |
| 3. Helen Block | 8. Ada Chan |
| 4. Victoria Barbaro | 9. Jeff Levin |
| 5. Vuella Gonzales? | |

PUBLIC COMMENT SESSION IS CLOSED

Motion: Commissioner Manus, to extend the Environmental Impact Report (EIR) comment period to October 22, 2019 and to continue the Hearing until a date uncertain.

Seconded by: Commissioner Shirazi

Action: 6 ayes, 0 noes

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| APPEALS | None |
| COMMISSION BUSINESS | None |
| Approval of Minutes | None |
| Correspondence | None |
| City Council Actions | None |

*The Planning Commission bid farewell to Johnathan Arnold. This is his last time staffing the



Planning Commission meeting due to him accepting a promotion within the City of Oakland.

ADJOURNMENT

Meeting adjourned at approximately, 8:25 P.M.

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

NEXT REGULAR MEETING: September 18, 2019