



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

**August 17, 2016
Special Meeting**

ROLL CALL

Present: Nagraj, Weinstein (arrived at 6:17pm), Manus, Monchamp, Myres, Pattillo
Excused: Limon

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

None.

Director's Report

None.

Committee Reports

Commissioner Myres gave a brief summary of the Design Review Committee held on August 10, 2016.

Commission Matters

None.

City Attorney's Report

None.

OPEN FORUM

None.

CONSENT CALENDAR

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。



PUBLIC HEARINGS

THESE ITEMS WERE CONTINUED FROM AUGUST 3, 2016. THEY HAVE RETAINED THEIR ORIGINAL NUMBERING SCHEME FROM THAT AGENDA.

5.	<p>Location: 301 12th Street (full block, APN 002 -0063-006-00) and 285 12th Street (quarter block, APN 002 -0069-003-01)</p> <p>Proposal: Construct two 7-story mixed use developments. Building 1 would be located within one full block at 301 12th Street and contain 339 units with approximately 24,600 square feet of ground floor commercial, replacing an existing warehouse building. Building 2 would be located within one quarter of a block at 285 12th Street and contain 77 units with approximately 1,600 square feet of ground floor commercial on an existing undeveloped lot.</p> <p>Applicant: Emerge, Steven Kay esq.</p> <p>Contact Person/Phone Number: Martin Group, Justin Osler (415) 429- 6044</p> <p>Owner: Richard S. Cochran and Susan L. Cochran Family Trust, et al.</p> <p>Case File Number: PLN16133</p> <p>Planning Permits Required: Regular Design Review for new construction; Major Conditional Use Permit for a development with more than 100,000 square feet of floor area in a D-LM zone, Minor Conditional Use Permit to allow a building base height of up to 85 feet; Tentative Parcel Map for new condominiums</p> <p>General Plan: Central Business District / Lake Merritt Station Area Plan</p> <p>Zoning: D-LM-4 Zone, LM-175 Height, Intensity and Bulk Area, Webster and Harrison Streets are designated as Transitional Commercial Corridors</p> <p>Environmental Determination: A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15183 - Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15164 – Addendum to the 2014 certified Lake Merritt Station Area Plan EIR; Each of which provides a separate and independent basis for CEQA compliance. Starting on July 18, the CEQA Analysis document may be reviewed at the Bureau of Planning at 250 Frank Ogawa Plaza, 2nd Floor or on-line at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157</p> <p>Historic Status: No historic properties.</p> <p>Planning District: Metro</p> <p>City Council District: 2</p> <p>Status: Pending</p> <p>Action to be Taken: Decision on application based on Staff Report</p> <p>Finality of Decision: Appealable to City Council</p> <p>For Further Information: Contact case planner Christina Ferracane at 510-238-3903 or cferracane@oaklandnet.com</p>
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Staff Member: Christina Ferracane gave a presentation.

Applicant: Justin Osler of The Martin Group gave a PowerPoint presentation.

Public Speakers: Richard Cochran, Lailan Huen, Jorge Lopez, Matthew Miller, (did not state name), Jill Flannigan, Ener Chiu, (did not state name), Jason Gimataotao, Nancy Mui, Pan Hai Bo, Hao Siu Fong, Li Shao Yu, Sam Tu Lieu, Tina Diep, Chow Yuen Foon, Morton Jensen, Hui Liu, Julia Sok-Watson, Karolyn Wong, Klein Lieu, An Huang, Mike Tran, Jamie Saefong, Devin Phan, Darien Saeteurn, Bryan Tran, Joshua Fisher Lee, John Jones III, Stanley Pun, Jean Quan, Nikki Phu, Ngan Ly.

Public Comment Session Closed.

Commissioners' Questions: Chair Nagraj asked staff to comment on how Chinatown fits into the Lake Merritt Station Area Plan. Ferracane responded describing the creation and evolution of the Plan and the goals of the Plan. Commissioner Myres stated that projects in this area should also be considered by how they contribute to the Plan. Commissioner Weinstein requested that staff mention which goals of the Plan are being met and not being met by projects and compared to the Plan. Commissioner Monchamp asked about the City's process for calculating the impact fees charged for affordable housing. Deputy-Director Ranelletti responded. Nagraj asked Applicant to clarify request for approval to initiate sales transaction. Justin Osler responded and then Ener Chiu spoke about the discussion for EBALDC to acquire the smaller parcel for an affordable housing development.

Commissioners' Comments: Commissioner Myres expressed importance of preserving Chinatown. Stated impressed by the effort between the developer and the community in such a short amount of time and that a lot of progress was made. Supports giving more time for community engagement and continued dialogue. Commissioner Pattillo spoke about the project's previous design review, expressed confidence in plan with EBALDC, and stated it's in both party's interest to avoid appeal. Stated happy that school lease issue has been resolved. Supports proposal. Commissioner Monchamp stated there is more work to be done. Commissioner Weinstein stated there needs to be more discussion with the public. Stated Chinatown wasn't sufficiently addressed in the specific plan and concerned about moving forward too quickly. Requested that future staff reports and packets include more about what has been accomplished with regard to community engagement when projects go to the Commission. Proposed this item be brought back on a date certain on the consent calendar to allow more time for discussion between developer and community. Commissioner Myres stated agreement with proposal to bring the item back on consent. Commissioner Manus stated impressed with quality of project and that developer has gone a long way with negotiations. Chair Nagraj expressed urgency of affordable housing development and stated uncomfortable with returning item on consent calendar. Commissioner Myres spoke again to acknowledge young people who spoke and encouraged Commission to include their voices and give the community more time to be heard.

Action on the matter: Motion by Commissioner Weinstein to continue the item to the September 7, 2016, meeting and be placed on the consent calendar, seconded by Commissioner Myres.

Ayes: Myres, Weinstein

Noes: Manus, Pattillo, Monchamp, Nagraj

Motion failed with 2 ayes, 4 noes.

Motion by Commissioner Pattillo to affirm staff's environmental determinations and adopt the attached CEQA findings and standard conditions of approval and mitigation reporting program; that we approve the major conditional use design review and vesting tentative parcel map subject to the attached findings and conditions, including the standard conditions of approval and mitigation monitoring and reporting program contained in this staff report and that we direct staff to review all of the proposed community benefits packages which the Martin Group has put in writing and offered to us dated August 17, 2016, to the extent that they can find a legal way to incorporate them. Commissioner Myres offered a friendly amendment that the parties continue to talk, which Commissioner Pattillo accepted, and the motion was seconded by Commissioner Manus.

Ayes: Manus, Pattillo, Monchamp, Nagraj

Noes: Myres, Weinstein

Approved with 4 ayes, 2 noes.



Commissioner Pattillo announced that she was recusing herself from the remaining items and leaving the meeting.

Chair Nagraj called a 5 minute break, reconvening at 9:00pm.

6.	Location: 277 27 th Street (24 th & Harrison) (APN: 008-0671-020-01; -021-01; -023-03; -024; & -025)
	Proposal: Proposal to construct a new mixed use development with approximately 65,000 square feet of retail and a residential tower of 18 stories containing 437 dwelling units. The project site is Retail Priority Site 4B in the Broadway Valdez District Specific Plan.
	Applicant: Holland Partner Group
	Contact Person/Phone Number: John Wayland – (925) 226-2466
	Owner: David Robb / Douglas Marshall
	Case File Number: PLN16-080
	Planning Permits Required: Regular Design Review for new construction, Major Conditional Use Permit to allow D-BV-1 Zone Bonuses; Minor Variance for three loading berths where six are required; and Vesting Tentative Parcel Map to merge five parcels into two and create new condominiums.
	General Plan: Central Business District
	Zoning: D-BV-1, Broadway Valdez District Retail Priority Sites Commercial Zone
	Environmental Determination: A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15183 - Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15164 – Addendum to the 2014 certified Broadway Valdez District Specific Plan EIR; Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 nd Floor or on-line at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157
	Historic Status: Potentially Designated Historic Property (PDHP); Rating: C2+ (Orin Gate)
	Planning District: Metro
	City Council District: 3
	Status: Pending
	Action to be Taken: Decision on application based on Staff Report
	Finality of Decision: Appealable to City Council
	For Further Information: Contact case planner Pete Vollmann at (510) 238-6167 or by email: pvollmann@oaklandnet.com

Staff member: Pete Vollmann gave a presentation

Applicant: Holly Arnold with HKS, the architects for the project gave a PowerPoint presentation. Kristin Suarez. Alexis Pelosi, land-use counsel to the Applicant.

Public Speakers: Alex Ludlum, Aaron Clay, Jackie Morrone, Jonathan Fearn, Jason Gimataotao, Verna Causby-Smith, Douglas Marshall



Commissioner Weinstein stated positive qualities of the project, including the 2nd and 3rd story retail and expressed appreciation of the design. Commissioner Myres asked staff about borrowing from one type of use when a project is over on another. Planner Vollmann explained the trip budget and deduction of office use to offset additional residential use. Commissioner Myres then asked developer to explain how they will obtain tier 4 construction equipment. Alexis Pelosi, land-use counsel to applicant responded that tier 4 equipment is a requirement by City as a condition of approval and is responsibility of contractor to comply.

Action on the matter: Motion by Commissioner Myres to affirm staff’s environmental determination, approve the Major Conditional Use Permit and design review, minor variance, and vesting tentative parcel map subject to the attached findings and conditions and subject to the project coming to Design Review Committee for further refinement, and was further clarified that the intent of the motion is for the Design Review Committee to approve the final design, seconded by Commissioner Weinstein.

Ayes: Manus, Myres, Monchamp, Weinstein, Nagraj
Noes:

Approved with 5 ayes and 0 noes.

After the vote Chair Nagraj requested that Commissioner Myres join the Design Review Committee as a member *pro tem*. for the meeting in the above motion due to Commissioner Pattillo’s recusal from the item. Commissioner Myres agreed.

7.	<p>Location: “6701” / “7001” Oakport Street (APN:041-3902-021-00)</p> <p>Proposal: Proposal to construct a new auto dealership and service center on the existing surface parking lot.</p> <p>Applicant: Oakland Acura</p> <p>Contact Person/Phone Number: Michael Zucker – (415) 957-0909</p> <p>Owner: City of Oakland</p> <p>Case File Number: PLN16-144</p> <p>Planning Permits Required: Regular Design Review for new construction, Major Conditional Use Permit to allow a new Automotive Sales Commercial Activity.</p> <p>General Plan: Regional Commercial</p> <p>Zoning: D-CO-3</p> <p>Environmental Determination: A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15332, In fill development projects 15183 - Projects consistent with a community plan, general plan, or zoning; 15164 – Addendum to the 2015 certified Coliseum Area Specific Plan EIR; Each of which provides a separate and independent basis for CEQA compliance.</p> <p>Historic Status: Not a historic property – vacant parking lots</p> <p>Planning District: 4</p> <p>City Council District: 7</p> <p>Status: Pending</p> <p>Action to be Taken: Decision on application based on Staff Report</p> <p>Finality of Decision: Appealable to City Council</p> <p>For Further Information: Contact case planner Pete Vollmann at (510) 238-6167 or by email: pvollmann@oaklandnet.com.</p>
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Staff member: Pete Vollmann gave a presentation.

Applicant: Michael Zucker stated he was available for any questions and spoke briefly about the visibility of the project.

Public Speakers: None.

Action on the matter: Motion by Commissioner Myres to affirm staff's environmental determination, approve the Major Conditional Use Permit and design review, subject to the attached findings and conditions, seconded by Commissioner Monchamp.

Ayes: Manus, Myres, Monchamp, Weinstein, Nagraj

Noes:

Approved with 5 ayes and 0 noes.

APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

Motion by Commissioner Weinstein to approve July 20, 2016, minutes, seconded by Commissioner Manus.

Ayes: Manus, Myres, Monchamp, Weinstein, Nagraj

Noes:

Approved with 5 ayes, 0 noes.

Correspondence

City Council Actions

ADJOURNMENT The meeting was adjourned at approximately 10:07pm.



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

NEXT REGULAR MEETING: September 7, 2016