



# **Oakland City Planning Commission**

**Minutes**

*Vien Truong, Chair  
Michael Colbruno  
C. Blake Huntsman, Vice Chair  
Chris Pattillo  
Jonelyn Whales  
Madeleine Zayas-Mart*

**Saturday, February 25, 2012**  
**Special Planning Commission Workshop**

## **ROLL CALL**

**Present:** Huntsman arrived at 9:15 A.M., Pattillo, Whales, Zayas-Mart.

**Excused:** Truong, Colbruno.

**Staff:** Eric Angstadt, Scott Miller, Ed Manasse, Alicia Parker, Christina Ferracane, Cheryl Dunaway

## **WELCOME BY THE CHAIR**

## **Agenda Discussion**

Staff Member Scott Miller explained the purpose of providing this workshop.

## **PUBLIC WORKSHOP**

Commissioner Pattillo opened the meeting while waiting for Vice Chair Huntsman to arrive.  
Staff Ed Manasse gave a powerpoint presentation with the assistance of Director Eric Angstadt to explain the Environmental Impact Report (EIR) and funding restraints for the MTC and ABAG, and answered questions asked by the Planning Commission.

## **OPEN FORUM**

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***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 Community and Economic Development Agency, Planning and Zoning Division, 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 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.



**COMMENT PERIOD ON KEY OUTSTANDING ISSUES**

**A) Height: Speakers:** Marco Menendez, Jennie Ong, Barbara Kong Brown, Alan Yee, Courtney Miller, Joel Ramos, John Dalaymple, Helen Yu, Kathleen Kennedy, Christopher Buckley, Li Hui Chuen, Ener Chiu, Sugi Loni, Patty Lee, Judy Chu. Vice Chair Huntsman extended speakers time limit by 10 minutes with the consent of the Planning Commission.

**C) One-way to Two-way Street Conversion: Speakers:** Marco Menendez, Alan Yee, Jennie Ong, Chis Huang, Nathan Landow, Hui Bo Pan, Steve Low, Ener Chiu.

**B) Community Benefits: Speakers:** Marco Menendez, Alan Yee, Jennie Ong, Lisa Chen, Andrew Slivka, Julia Liou, John Dalaymple, Vivian Huang, Maria Zamidio, Christopher Buckley, Steve Low, Ener Chiu, Gary Knecht, Barbara Kong Brown, Claudia Hong Has.

**D) Comments on Other Key Issues: Speakers:** Marco Menendez, James Vann.

**COMMISSION FEEDBACK:**

Commissioner Whales expressed the Planning Commission's intent to take all public comments into consideration.

She also made recommendations concerning height restrictions and to allow the developer to make changes if applicable. Comments were made about the fund restrictions which will limit the ability to develop or research the community benefits of having two-way streets, signage, renaming Lake Merritt BART Station and design guidelines to be included in a separate report. Planning Commission agreed that they can always review all public comments where improvements are recommended.

Commissioner Zayas-Mart stated that she supports public benefits impact fees applied to this plan, the possibility of Bay Area Rapid Transit (BART) sharing the cost for research of transportation studies of the area. She also recommended prioritizing but, look at other ways to research the circulation of traffic in the area such as; two-way streets, support the Webster Street Green Plan, design guidelines for this area, 20 ft. and two story building restrictions for the design guidelines, flex space to allow larger parking lots, etc.

Commissioner Pattillo encouraged the public to thoroughly read the staff report and for the applicant to take notes in order to be able to effectively respond to public comments. Would like to see additional comments concerning clarity on what the public really wants related to height restrictions, height restrictions and more density, fine grain height limits, tenant rights should apply to all City of Oakland residents not just in one area, more commercial concentration and good designs vs. community benefits in which the public

should be clear on what that is such as providing more jobs, more



She also supports the public's strong recommended to have the next Special Planning Commission Workshop on the Lake Merritt Station Area Plan be held in Chinatown. She also expressed the necessity of having two-way streets as it relates to public safety for Laney College students and doing so will strengthen the connection between Chinatown and Jack London Square.

Vice Chair Huntsman thanked the public for their input and staff for a job well done. He raised concerns about leveraging the Redevelopment laws although Redevelopment agencies cease to exist he expressed that there may be other opportunities for funding in the future. He also supports height density, more information provided concerning affordable housing in the proposed project area, would like for the open fire alarm issue be supported and feels that services will improve as a result of the support received. He also recommended that the plans be accepted as it is currently presented with the limited funds available and encourage existing local hire language be reinstated.

Planning Commission raised questions concerning a displacement strategy for tenants/residents during the development process, impact fees related to traffic, what are some of the community benefits received from the Oak to 9<sup>th</sup> Streets project, contacting Bay Area Rapid Transit (BART) to discuss the possibility of sharing the cost for this proposed project as it relates to traffic and support of the idea of a gateway between Chinatown and Jack London Square. Staff Members Ed Manasse, Christina Ferracane and Alicia Parker responded to the questions raised.

Commissioner Zayas-Mart recommended developing a creative process to fund stretch with the clarity to the developers on how much they are expected to spend. She also supports pedestrian improvements and safety, height density, the open space of the Webster Green Park and the possibility of a rooftop garden.

Commissioner Pattillo would like recommendations from the public to be allowed for future actions as this project process progresses. She questioned if the Planning Commission agrees with the Fire Alarm issue stated in the staff report. A recommendation for discussion needed concerning the Peralta Administration building on plans for future development as a benefit to the community. She also stated that she would like an additional block to be included in this project and supports the potential for the creation of a community garden near the main library. Staff Members Ed Manasse and Christina Ferracane along with applicant Leslie Gould responded to her recommendations and questions.

Applicant Leslie Gould clarified all public comments and recommendations, and also clarified the directions in which the Planning Commission recommended in order for her to take under consideration. Staff was also asked to follow directions given by the Planning Commission and explore the community benefits.

Commissioner Zayas-Mart made a motion for recommendation to the City Council, seconded by Commissioner Pattillo.



***WRAP UP/NEXT STEPS***

Staff Member Ed Manasse presented the wrap up and next steps.

***OPEN FORUM***

**Speakers:** Jennie Ong, Steve Low, James Vann.

**ADJOURNMENT:**

Meeting adjourned at approximately 1:35 P.M.

**SCOTT MILLER**  
Zoning Manager  
Planning and Zoning Division