



# Oakland City Planning Commission

## Minutes

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

**March 23, 2016**  
**Special Meeting**

### **ROLL CALL**

**Present:** Moore, Nagraj, Bonilla, Monchamp, Myres.  
**Excused:** Pattillo, Weinstein.  
**Staff:** Robert Merkamp, David Valeska, Peterson Vollmann, Heather Lee, Cheryl Dunaway.

### **WELCOME BY THE CHAIR**

### **Agenda Discussion**

**Mr. Merkamp** explained that item numbers 9 and 6 were continued from the March 16, 2016 meeting.

### **OPEN FORUM**

**Speaker:** Steve Lowe.

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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 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**

<b>9.</b>	<b>Location:</b>	<b>3308 Grand Avenue</b>
	<b>Assessor's Parcel Number:</b>	<b>011 083603100</b>
	<b>Proposal:</b>	An appeal of the Zoning Manager 's Approval of an application to construct a two-story rear addition and reconstruct existing rear building area for a total 1,582 square feet (net 575 square feet of added building floor area) to an existing two-story Full Service Restaurant, Boot and Shoe Company
	<b>Appellants:</b>	Carl Telson and Sz Jou
	<b>Phone Number:</b>	(415) 271-5004 (Appellants)
	<b>Owner:</b>	Richard Weinstein
	<b>Case File Number:</b>	<b>PLN15-058-A01</b>
	<b>Planning Permits Required:</b>	Regular Design Review
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	CN-2 Neighborhood Commercial
	<b>Environmental Determination:</b>	<u>Staff Environmental Approval PLN15-058, October 23, 2015</u> Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation) Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b>	Potential Designated Historic Property; Dc2+Rating
	<b>Service Delivery District:</b>	3
	<b>City Council District:</b>	2
	<b>Date Filed:</b>	November 2, 2015
	<b>Action to be Taken:</b>	Deny the appeal and uphold the Zoning Manager's decision
	<b>Finality of Decision:</b>	Final (Not Appealable pursuant to OMC Sec. 17.132.030)
	<b>For Further Information:</b>	Contact case planner <b>David Valeska, Planner II</b> at <b>(510) 238-2075</b> or <a href="mailto:dvaleska@oaklandnet.com">dvaleska@oaklandnet.com</a>

**VICE CHAIR NAGRAJ RECUSED HIMSELF FROM HEARING THIS ITEM DUE TO A CONFLICT OF INTEREST.**

**Staff Member David Valeska** gave a presentation.

**Appellant:** Carl Telson thanked the applicant and staff for assisting with an agreement on noise condition.

**Applicant:** Richard Weinstein apologized to the appellant and residents in the area for this process taking so long to be resolved and he is looking forward to working with them.

**PUBLIC COMMENT SESSION CLOSED.**

Commissioner Myres made a motion to deny the appeal and apply the agreement conditions received at tonight's meeting which were agreed upon by the appellants and applicants, seconded by Commissioner Bonilla.

**Action on the matter:** Appeal Denied 4 ayes, 0 noes.



<b>6.</b>	<b>Location:</b>	<b>4<sup>th</sup> &amp; Madison Streets</b> <b>(APN: 001-0161-001-00; -002-00; &amp; -007-07)</b>
	<b>Proposal:</b>	Proposal to demolish the existing building and surface parking lot and construct approximately 330 dwelling units and approximately 5,000 square feet of ground floor commercial in two buildings on two sites across the street from one another. The site includes the entire block between Jackson and Madison Streets and 4 <sup>th</sup> and 5 <sup>th</sup> Streets, and half of the block to the south bounded by 3 <sup>rd</sup> and 4 <sup>th</sup> Streets and Jackson and Madison Streets.
	<b>Applicant:</b>	Carmel Partners
	<b>Contact Person/Phone Number:</b>	Greg Pasquali - (415)231-0221
	<b>Owner:</b>	Square 1 LLC
	<b>Case File Number:</b>	<b>ER15-005 &amp; PLN15-172</b>
	<b>Planning Permits Required:</b>	Regular Design Review for New Construction, Major Conditional Use permit to allow parking within 75 feet of the project street frontage, and Tentative Parcel Map for new condominiums.
	<b>General Plan:</b>	Estuary Policy Plan – Mixed Use District
	<b>Zoning:</b>	C-45, Community Shopping Commercial Zone
	<b>Environmental Determination:</b>	Draft Environmental Impact Report was published for a 45-day review period from August 11, 2015 to September 25, 2015. The Final EIR was published on February 11, 2016.
	<b>Historic Status:</b>	Potentially Designated Historic Property; OCHS Rating: Dc3 Contributor to Waterfront Warehouse National Register District
	<b>Service Delivery District:</b>	Metro
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Adopt the CEQA findings, including Certification of the Environmental Impact Report and Statement of Overriding Considerations, and decision on the application.
	<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at (510) 238-6167 or by email: <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a> .

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

**Staff Member Peterson Vollmann** gave a presentation.

Vice Chair Nagraj made a motion to approve to accept into record additional comments received after the Planning Commission agenda and materials were posted, seconded by Commissioner Bonilla.

**Action on the matter:** Approved 4 ayes, 0 noes.

Vice Chair Nagraj made a motion to approve to accept into record modifications to the California Environmental Quality Act (CEQA) findings #49 which received at tonight's meeting, seconded by Commissioner Myres.

**Action on the matter:** Approved 4 ayes, 0 noes.

**PUBLIC COMMENT SESSION CLOSED.**

**Applicants:** Greg Christopher, Greg Pasquali and David Sendon gave a PowerPoint presentation.

**Speakers:** Savlan Hauser, Isaac Abid, Steve Lowe, Naomi Schiff.



Vice Chair Nagraj made a motion to approve and adopt the California Environmental Quality Act (CEQA) findings as amended in the handout, seconded by Commissioner Bonilla.

**Action on the matter:** Approved 4 ayes, 0 noes.

***COMMISSION BUSINESS***

**Chair Moore** stated that there has been discussion on the Demolition Findings. The hope is to schedule a joint committee meeting with the Landmarks Preservation Advisory Board soon.

**Mr. Merkamp** stated that he will follow up on that discussion and give a status report at the next meeting.

**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:*** April 6, 2016