



Oakland City Planning Commission

AGENDA

Chris Pattillo, Chair
Jim Moore, Vice Chair
Jahaziel Bonilla
Michael Coleman
Jahmese Myres
Adhi Nagraj
Emily Weinstein

December 3, 2014
Regular Meeting

MEAL GATHERING **5:15 P.M.**

Saigon Restaurant, 326 Frank Ogawa Plaza, Oakland

Open to the public (Members of the public may purchase their own meals if desired. Consumption of food is not required to attend.)

BUSINESS MEETING **6:00 P.M.**

Sgt. Mark Dunakin Hear Room 1, One Frank H. Ogawa Plaza

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary "*Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda*". Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes.

The order of items will be determined under "Agenda Discussion" at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15 p.m.**, and the meeting will adjourn no later than **10:30 p.m.** unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

Please check with the Department prior to the meeting regarding items that may be continued. Any agenda item may be continued, without the hearing on the matter being opened or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

Staff reports for items listed on this agenda will be available by 3:00 p.m. the Friday before the meeting, to any interested party, at the Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Oakland, California 94612. Reports are also available at the Strategic Planning Division on the 3rd floor (Suite 3315), which closes at 5:00 p.m.

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.



**New web-site staff report
download instructions**

Staff reports are also available on-line, by 3:00 p.m. the Friday before the meeting, at www.oaklandnet.com. Select the "Government" tab, scroll down and click on "Planning & Zoning" click on "visit the Boards and Commissions page" under "Planning Commission". You will need to ensure that your computer will accept pop-ups from the host site (oaklandnet.com) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Zoning Division, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure Section 1094.6, unless a shorter period applies.

Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

While attending Planning Commission Meetings, parking in the Clay Street Garage is free. Attendees should see staff at the meeting for validation of parking tokens.

Applicants or members of the public that plan power point presentations: Please contact Cheryl Dunaway at cdunaway@oaklandnet.com or 510-238-2912 or Gwen Brown at gbrown@oaklandnet.com or 510-238-6194 at least 48 hours prior to the meeting.

Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, staff, and the public, 25 copies of all material should be submitted. Material submitted at least ten days prior to the meeting may be included as part of the agenda packet; material submitted later will be distributed at or prior to the meeting. To ensure that material is distributed to Commissioners, a minimum of twenty-five (25) copies should be submitted to Planning staff no later than the time is scheduled to be considered by the Commission.

ROLL CALL

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Committee Reports

Commission Matters

City Attorney's Report



OPEN FORUM

At this time members of the public may speak on any item of interest within the Commission's jurisdiction. Speakers are generally limited to two minutes or less if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

CONSENT CALENDAR

The Commission will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report in each case. Members of the Commission may request that any item on the Consent Calendar be singled out for separate discussion and vote.

PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Zoning Division at, or prior to, the public hearing.

The Commission will then vote on the matter based on the staff report and recommendation. If the Commission does not follow the staff recommendation and no alternate findings have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings and, as applicable, conditions of approval that the Commission will consider in making a final decision.

If you wish to be notified on the decision of an agenda item, please indicate the case number and submit a self-addressed stamped envelope, for each case.

Planning Commission decisions that involve "major" cases (i.e., major variances, major conditional use permits) are usually appealable to the City Council. If any interested party seeks to challenge such decision in court, an appeal must be filed within ten (10) calendar days of the date of the announcement of the Planning Commission decision and by 4:00 p.m. An appeal shall be on a form provided by the Planning and Zoning Division, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Planning Commission or wherein their decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so will preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the City Planning Commission prior to the close of the City Planning Commission's public hearing on the matter.

Any party seeking to challenge a final decision in court must do so within ninety (90) days of the date of the announcement of a final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

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| 1. | Location: 6226 Moraga Avenue (048F-7361-009-04 (portion of)) – The Montclair Firehouse |
| | Proposal: To determine the appropriate zoning classification of City-owned surplus property (The Montclair Firehouse) prior to potential sale. |
| | Applicant: City of Oakland |
| | Contact Person: City of Oakland Real Estate Services, Anthony Reese |
| | Phone Number: (510) 238-6357 |
| | Owner: City of Oakland |
| | Case File Number: ZR13-019 |
| | Planning Permits Required: Zoning Review to determine the appropriateness of the current zoning classification |
| | General Plan: Hillside Residential |
| | Zoning: RH-4, Hillside Residential Zone |

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Environmental Determination: Exempt, Section 15312 of the State CEQA Guidelines;
Surplus Government Property Sales;
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan or zoning

Historic Status: City Landmark; Designated Historic Property (DHP); Survey rating: B+a3

Service Delivery District: 2

City Council District: 4

Date Filed: 1/25/13

Status: Pending

Action to be Taken: Determination of appropriate zoning classification and recommendation to the City Council based on staff report

Finality of Decision: Appealable to City Council within 10 calendar days

For further information: Contact case planner **Ulla-Britt Jonsson, Planner II** at (510) 238-3322 or ujonsson@oaklandnet.com

2. **Location:** 2011-2195 Wood Street (Development Area 8) A vacant 2.54-Acre city block bounded by Wood Street, 20th Street, West Grand Avenue, and Frontage Road (APN's: 018-0310-003-08; 018-0310-003-09; 018-0310-003-10; 018-0310-003-11)

Proposal: To construct a new mixed-use (residential/commercial) development involving 235 residential units and 13,615 flex commercial spaces to be completed in two phases.

Owner: Central Station Land, LLC

Applicant: Kevin Brown – (510)588-5134

Case File Number: PLN14-262-PUDF01

Planning Permits Required: Preliminary and Final Development Plans and Design Review for a mixed use development involving 235 residential units and ground floor commercial spaces; and Minor Variance to allow 239 off-street parking spaces where 274 spaces are required

General Plan: Urban Residential

Zoning: D-WS - Wood Street Zoning District

Environmental Determination: State CEQA Guidelines: Pursuant to Section 15162, the project relies on previous EIR (ER03-0023) for Wood Street certified on March 16, 2005; and Article 12, Special Situation, Section 15183, projects consistent with a community plan, general plan or zoning.

Historic Status: Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A

Service Delivery District: 1

City Council District: 3

Status: Pending

Action to be Taken: Decision on application based on staff report

Staff Recommendation: Approval subject to conditions

Finality of Decision: Appealable to City Council within 10 calendar days

For Further Information: Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

**APPEALS**

The Commission will take testimony on each appeal. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Zoning Division, Community and Economic Development Agency, at, or prior to, to the public hearing; provided, however, such issues were previously raised in the appeal itself.

Following testimony, the Commission will vote on the report prepared by staff. If the Commission reverses/overturns the staff decision and no alternate findings have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings and, as applicable, conditions of approval that the Commission will consider in making a final decision.

Unless otherwise noted, the decisions in the following matters are final and not administratively appealable. Any party seeking to challenge these decisions in court must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

3.	Location:	530 – 32nd Street (APN: 009-0716-009-00)
	Proposal:	Appeal of Zoning Administrator's approval of application for Regular Design Review to construct a new 5-unit townhouse residential development on a vacant lot.
	Appellant:	Tanya Boyce (510)932-5416
	Contact Person/Phone Number:	Robert Brecht (510)928-1611
	Owner:	530 – 32 nd Street LLC
	Case File Number:	PLN14-003 - A01
	Planning Permits Required:	Regular Design Review for a new 5-unit residential development.
	General Plan:	Urban Residential
	Zoning:	RU-1 Urban Residential Zone 1
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines, infill developments; Section 15183, projects consistent with a community plan, general plan or zoning
	Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
	Service Delivery District:	2
	City Council District:	3
	Date Filed:	April 14, 2014
	Status:	Pending (<i>Previously heard at the August 6, 2014 meeting. Commission delayed making a decision and directed that the applicant and appellant try to find a mutually acceptable solution</i>)
	Action to be Taken:	Public Hearing
	Staff Recommendation:	Deny the appeal and uphold the Zoning Administrator's approval (<i>Findings also attached to approve the appeal and deny the project if the Commission decides otherwise</i>)
	Finality of Decision:	Final Decision
	For further information:	Contact case planner Maurice Brenyah-Addow at 510-238-6342 or by email: mbrenyah@oaklandnet.com

COMMISSION BUSINESS

Approval of Minutes November 5, 2014

Correspondence

City Council Actions



ADJOURNMENT

By 10:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.

ROBERT MERKAMP
Development Planning Manager
Planning and Zoning Division

NEXT MEETING: December 17, 2014