



Oakland City Planning Commission

Minutes

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

December 16, 2015
Regular Meeting

ROLL CALL

Present: Moore, Nagraj, Monchamp, Myres, Pattillo, Weinstein.

Excused: Bonilla.

Staff: Darin Ranelletti, Robert Merkamp, Catherine Payne, Peterson Vollmann, Celena Chen, Cheryl Dunaway.

WELCOME BY THE CHAIR

Agenda Discussion

Director's Report

Remarks from Mayor Libby Schaaf who thanked the Planning Commission and City Of Oakland staff for working very hard to enhance the economic, structural and workforce growth in the City of Oakland.

Committee Reports

Commissioner Pattillo gave a report on the Residential Appeals Committee meeting held on December 16, 2015.

Commissioner Pattillo, Chair Moore and Vice Chair Nagraj all gave a report on the Design Review meeting held on December 9, 2015.

Commission Matters

Mr. Merkamp gave a status update on the Design Competition with proposed dates of discussion for March 23, 2016 or March 30, 2016. The Planning

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.



Commission is encouraged to provide feedback so that staff will have a structure on how to coordinate the competition.

CONSENT CALENDAR

4.	Location:	Columbia Gardens Park, Empire Road (APN: 045-5322-030-00)
	Proposal:	The installation of a 10 foot extension to an existing 64.3 foot PG&E tower to create a Mini-Telecommunications Facility with six (6) antennas and a 646 square foot equipment area on the ground in a portion of Columbian Gardens Park owned by PG&E.
	Applicant:	Complete Wireless Consulting for Verizon Wireless
	Contact Person/Phone Number:	Maria Kim (916)247-6087
	Owner:	Pacific Gas and Electric (PG&E)
	Case File Number:	PLN15080
	Planning Permits Required:	Regular Design Review for the installation of a 10 foot extension to an existing 64.3 foot PG&E tower to create a Mini-Telecommunications Facility with six (6) antennas and a 646 square foot equipment area on the ground. Major Conditional Use Permit for a Mini telecommunication facility within 100 feet of a residential zone.
	General Plan:	Detached Unit Residential
	Zoning:	OS-NP Open Space (Neighborhood Park) Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations of existing facilities. Exempt, Section 15303 of the State CEQA Guidelines; New construction of small structures. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record
	Service Delivery District:	4
	City Council District:	7
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandnet.com

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

Commissioner Pattillo made a motion to approve, seconded by Vice Chair Nagraj.

Action on the matter: Approved 5 ayes, 0 noes.



PUBLIC HEARINGS

1.	Location:	3250 Hollis Street (APN's: 007-0593-005-00; 006-01; 008; 009-01; 011; 012; 013; 015-01; 017; 019-01; & 020-01)
	Proposal:	To construct a mixed use condominium development involving 94 residential units, 30 HBX work/live units and 2,900 sq. ft. of retail space.
	Owner:	Madison Park Financial
	Applicant:	Madison Park Financial(510)452-2944 ext. 16
	Case Number:	PLN15-265 (TPM10425)
	Planning Permits Required:	Major Design Review for a mixed-use development involving more than 25,000 square feet of non-residential floor area; Tentative Parcel Map (TPM10425) for residential and commercial condominiums.
	General Plan:	Housing and Business Mix
	Zoning:	HBX – 2 Housing and Business Mix Zone 2
	Environmental Determination:	Exempt 15332; State CEQA Guidelines, Infill development; Project also relies on WOSP EIR (CEQA analysis of project consistency with the WOSP EIR has been prepared and available for public review); and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
	Historic Status:	Potential Designated Historic Property (PDHP); Survey Rating: C3
	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
	For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

Staff Member Robert Merkamp gave a presentation.

Applicants: Simon Chen and Tobi Levy gave a PowerPoint presentation.

Speakers: Peter Birkholz, Naomi Schiff.

PUBLIC COMMENT SESSION CLOSED.

Vice Chair Nagraj made a motion to approve with recommendations that the sponsor allocate the public art funds to hire Oakland based artists to provide public art on or near the site in West Oakland and use the mixed use standard as modified by staff, seconded by Commissioner Weinstein.

Action on the matter: Approved 6 ayes, 0 noes.



2.	Location:	Brooklyn Basin (formerly known as “Oak to 9th Avenue”); specifically, Shoreline Park, located on the current site of the 9th Avenue Terminal.
	Proposal:	Final Development Permit (FDP) for Shoreline Park, including demolition and retention of portion of 9th Avenue Terminal.
	Applicant:	Zarsion-OHP 1, LLC (ZOHP), Patrick Van Ness (510) 251-9272.
	Owner:	ZOHP, Port of Oakland, City of Oakland
	Case Number:	DA0611, PUD06010, PUD06010-PUDF02
	Planning Permits Required:	FDP, compliance with CEQA.
		(Continued on page 5)
		(Continued from page 4)
	General Plan:	EPP-Parks (Estuary Policy Plan-Parks).
	Zoning:	OS-RSP (Open Space-Region-Serving Park)
	Environmental Determination:	Final EIR certified on January 20, 2009
	Historic Status:	9th Avenue Terminal, rated “A”
	Service Delivery District:	3
	City Council District:	2 – Abel Guillen
	Action to be Taken:	Consider FDP application and make CEQA determination.
	Finality of Decision:	FDP appealable to City Council.
	For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com

Staff Member Catherine Payne gave a presentation.

Applicants: Patrick Van Ness and Sarah Keele gave a PowerPoint presentation.

Speakers: John Rodgers, Renee dela Prada, Daniel Franco, Peter Birkholz, Naomi Schiff, John Sutter, James Vann, Greg Mc Connell.

PUBLIC COMMENT SESSION CLOSED.

Commissioner Pattillo made a motion to approve with the condition to ask the developer to seriously consider the 12 points listed in the Oakland Heritage Alliance (OHA)/ East Bay Regional Park letter, seconded by Commissioner Myres.

Action on the matter: Approved 6 ayes, 0 noes.



3.	Location: 1700 Webster Street (APN: 008-0625-014-01)
	Proposal: Revision to a project to demolish the existing commercial building and construct a new residential tower up to 250 feet in height, containing 206 units and approximately 5,000 square feet of ground floor commercial space. The project was previously approved under Planning Case number PLN15-138, and is being revised to include a request to reduce the required parking from 206 stalls to 148 stalls in order to remove one level of parking from the building.
	Applicant: 1700 Webster, LLC
Contact Person/Phone Number:	Brent Gaulke, 503-299-6000
	Owner: American Cancer Society, Inc.
	Case File Number: PLN15138-R01
Planning Permits Required:	Prior Permits: Regular Design Review for new construction; and Minor Variance to allow for one loading berth where two are required. Additional Permits Requested Under Revised Application: Major Conditional Use Permit to reduce the required parking from 206 parking stalls to 148 stalls and a Vesting Tentative Parcel Map for new condominiums.
	General Plan: Central Business District
	Zoning: CBD-P; CBD-C
Environmental Determination:	A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: Section 15332 - In-Fill Development projects; Section 15183, of the State CEQA Guidelines; projects consistent with a community plan, general plan, or zoning; and/or 15183.3 – Streamlining for in-fill projects; 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/DO_WD009157
	Historic Status: Non-Historic Property
	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 Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandnet.com .

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

Staff Member Peterson Vollmann gave a presentation.

Applicant: Brent Gaulke and Jeff Till, Design Architect gave a presentation.

Speakers: Henry Fillmore, Renee Rivera, Argee Hodge, Jacob Adiarte, Robin Levitt, Barbara Smoak.

PUBLIC COMMENT SESSION CLOSED.

Vice Chair Nagraj disclosed that he met with the applicant prior to tonight's meeting.



Vice Chair Nagraj made a motion to approve, seconded by Commissioner Pattillo.

Action on the matter: Approved 5 ayes, 0 noes.

Approval of Minutes

Commissioner Pattillo made a motion to approve the September 2, 2015 Minutes, seconded by Vice Chair Nagraj.

Action on the matter: Approved 5 ayes, 0 noes.

Vice Chair Nagraj made a motion to approve the September 16th and November 18th minutes, seconded by Commissioner Pattillo.

Action on the matter: Approved 5 ayes, 0 noes.

Vice Chair Nagraj made a motion to approve the October 21, 2015 minutes, seconded by Commissioner Pattillo.

Action on the matter: 4 ayes, 1 abstention (Moore).

Commissioner Myres made a motion to approve the November 4, 2015 minutes, seconded by Commissioner Pattillo.


Action on the matter: Approved 4 ayes, 1 abstention (Weinstein).

City Council Actions

Mr. Merkamp reported that the City Council will be hearing the secondary unit code changes in early January 2016. The City Council Committee will receive public testimony on the impact fees. An electronic copy of that staff report will be sent to the Planning Commission on about December 31, 2015.

ADJOURNMENT

Meeting adjourned at approximately 8:45 P.M.


ROBERT D. MERKAMP
Development Planning Manager
Planning and Zoning Division

NEXT MEETING: January 6, 2016

NOTE: For further details on this meeting, please view the video on the oaklandnet.com website.