



*Jahmese Myres, Chair  
Amanda Monchamp, Vice-Chair  
Jonathan Fearn  
Nischit Hegde  
Tom Limon  
Clark Manus  
Sahar Shirazi*

**December 26, 2018  
Special Meeting**

The meeting was called to order at **1:00pm**.

**ROLL CALL**

**Present:** Fearn, Limon, Manus, Myres

**Excused:** Shirazi, Hegde, Monchamp

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

**Agenda Discussion**

**Director's Report**

**Committee Reports**

**Commission Matters**

**City Attorney's Report**

**OPEN FORUM**

**CONSENT CALENDAR**

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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 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

<b>Location:</b>	<b>1842, 1846, and 1904 Adeline Street</b>
<b>Assessor’s Parcel Number(s):</b>	<b>005-0406-030-00, 005-0406-031-00, 005-0406-032-00,</b>
<b>Proposal:</b>	To demolition an existing religious facility and construct a 35-foot-high (four-story) 36,017 square foot building consisting of 50 senior housing units (including 15 efficiency units) with ground floor community room, and off-street parking spaces. The project also includes a lot merger from 3 lots to 1 lot.
<b>Owner:</b>	Gerald Agee Ministries
<b>Applicant:</b>	Art Clark, Kodama Diseno Architects / (510) 568-5599
<b>Case Number:</b>	<b>PLN18202</b>
<b>Planning Permits Required:</b>	Major Conditional Use Permit for 7 or more residential units in the RM-4 Zone (50 units proposed); Minor Conditional Use Permit for additional 75% senior housing units; and Regular Design Review for new construction.
<b>General Plan:</b>	Mixed Housing Residential
<b>Zoning:</b>	RM-4 Mixed Housing Residential Zone
<b>Environmental Determination:</b>	A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions: 15332-Infill Exemption; 15183 – Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15162 & 15164 – Addenda to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998), Housing Element (2007-2014) ; West Oakland Redevelopment Plan (2003) and West Oakland Specific Plan (2014) EIRs; The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 <sup>nd</sup> Floor, Oakland CA 94612
<b>Historic Status:</b>	Non-Historic Property
<b>City Council District:</b>	3
<b>Status:</b>	Pending
<b>Finality of decision:</b>	Appealable to City Council within 10 days
<b>Action to be Taken:</b>	Decision based on staff report.
<b>For Further Information:</b>	Contact case planner Robert Smith at (510) 238-5217 or by email at <a href="mailto:rsmith2@oaklandca.gov">rsmith2@oaklandca.gov</a> .

**Staff:** Robert Smith

**Applicant:** Donald Gilmore, Gerald Agee

**Public Speakers:** Jabari Herbert, Sylvia McCain Moore, Pastor LJ Jennings, Ian Booker, Jacqueline Goodman

Motion by Commissioner Manus to 1) affirm staff’s environmental determination; 2) approve the Major CUP, Minor CUP, Design Review, and Parcel Map Waiver, subject to the attached findings and conditions, and 3) refer the project to the Design Review Committee to discuss the Adeline St frontage, relationships on the interior property lines, building materials, and building setbacks, seconded by Commissioner Fearn.



**APPEALS**

**COMMISSION BUSINESS**

**Approval of Minutes**

**Correspondence**

**City Council Actions**

**ADJOURNMENT**

The meeting was adjourned at **1:25pm.**

**NEXT REGULAR MEETING:** January 16, 2019

Minutes prepared by Jonathan Arnold