



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

**April 3, 2019
Regular Meeting**

The meeting was called to order at **6:04pm**.

ROLL CALL

Present: Manus, Fearn, Shirazi, Hegde, Limon, Monchamp, Myres
Excused:

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #03 continued to May 1, 2019.

Director's Report

Committee Reports

Commission Matters

City Attorney's Report

OPEN FORUM

Gene Hazzard, Nicholas Vigilante, Assara Olugbala

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。



CONSENT CALENDAR

PUBLIC HEARINGS

1.	Location:	325 7th Street
	Assessor's Parcel Number(s):	001-0189-003-00; 001-0189-009-00; 001-0189-013-00; 001-0189-014-00;
	Proposal:	Extension of the planning entitlements for previously-approved mixed-use 380-unit residential and 9,110 square-foot commercial space.
	Owner:	325 7 th Street, LLC
	Applicant:	325 7 th Street, LLC. (510)763-2911
	Case Number:	CMDV06573
	Planning Permits Required:	Extension of the Major Conditional Use Permit for a large-scale development over 100,000 square feet of new floor area or more and one hundred twenty (120) feet in height; Interim Major Conditional Use Permit for a Floor Area Ratio (FAR) that exceeds zoning but is consistent with the General Plan; Minor Variances for dimensions of parking spaces, dimensions of parking spaces against a column or other obstruction, tandem parking spaces and rear yard setback and Major Design Review
	General Plan:	Central Business District
	Zoning:	D-LM 2 & D-LM 4 Lake Merritt Station Area District
	Environmental Determination:	EIR (ER07-0002) prepared for project; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
	Historic Status:	Area of Primary Importance (API)
	City Council District:	2
	Status:	Originally approved by the Planning Commission on July 20, 2011. Entitlements extended through October 24, 2019.
	Staff Recommendation:	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov .

Item #1 was moved from the Consent Calendar to a public hearing at the request of the Commission and was called at **6:13pm**.

Staff: Maurice Brenyah-Addow
Applicant: Molly Westphal, Bill _____, Alexis Pelosi
Public Speakers: None

Motion by Commissioner Shirazi to continue the item to a date uncertain, seconded by Commissioner Hegde.

Ayes: Manus, Fearn, Shirazi, Hegde, Limon, Myres
Noes: Monchamp

Approved with 6 ayes and 1 no.



2.	Location:	Adjacent to 3640 Mandela Parkway (Vacant lot Under I-580)
	Assessor's Parcel Number(s):	CALTRANS Public Right of Way: FLA 04-ALA-580-34
	Proposal:	To construct a bus parking facility for 30 Emery-Go Around busses and 22 employee parking spaces located beneath Interstate 580. Site improvements include paving, lighting, fencing, security facilities, one non-permanent trailer, and new landscaping along Mandela Parkway. Two new driveways will be constructed off Mandela Parkway.
	Owner:	California Department of Transportation
	Applicant:	Veronica "Roni" Hatstrup of Emeryville Transp. Mgmt Assoc. / (925) 937-0980 x 212
	Case Number:	PLN18498
	Planning Permits Required:	Major Conditional Use Permit for a bus yard exceeding one acre in the CIX-1D/S-19 Zone. Conditional Use Permit for Extensive Impact Civic Activity and Regular Design Review for new construction.
	General Plan:	Business Mix
	Zoning:	CIX-1D / S-19 West Oakland Plan Area Commercial Industrial Mix – 1D Industrial Zone (Retail Commercial Mix)
	Environmental Determination:	Exempt from the California Environmental Quality Act under Sections 15303 Construction of a small structure; 15304: Minor Alteration to Land; and 15183: Project Consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Non-Historic Property
	City Council District:	3
	Status:	Pending
	Finality of decision:	Appealable to City Council within 10 days
	Action to be Taken:	Decision based on staff report.
	For Further Information:	Contact Case Planner Eva Wu at (510) 238-3785 or by email at ewu@oaklandca.gov .

Item #2 was called at **6:28pm**.

Staff: Eva Wu

Applicant: Roni Hatstrup, Brian Stewart

Public Speakers: None

Motion by Commissioner Shirazi to affirm staff's environmental determination and approve the Major Conditional Use Permit and Design Review subject to the attached findings and conditions of approval, seconded by Commissioner Hegde.

Ayes: Manus, Fearn, Shirazi, Hegde, Limon, Monchamp, Myres

Noes:

Approved with 7 ayes and 0 noes.



3. Location:	1232 - 1244 High St and 1207, 1219, and 1223 44th Ave
Assessor's Parcel Number(s):	034-2251-013-01, 010-01, 009-00, 008-00
Proposal:	To construct a 5-story 128,892 square foot facility with surface parking, and loading dock, office space, lobby, and a community room located on the ground floor. Located on four adjacent lot to be merged.
Applicant:	Kava Massih / Kava Massih Architects
Contact Person/Phone No.:	Kava Massih / 510644 1920
Owner:	Patrick Elwood, c/o Bay Farms Produce, Inc
Case File Number:	PLN18259
Planning Permits Required:	Major Conditional Use Permit for a self-storage facility greater than 25,000 square feet, Regular Design Review for development of the site (including demolition of existing structures) and building design, and Minor Variance to allow for 13 off-street parking site where 37 parking spaces are required.
General Plan:	Business Mix
Zoning:	CIX 2, Commercial Industrial Mix Zone 2
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-fill Exemptions. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status:	None
City Council District:	5
Status:	Pending
Action to be Taken:	Decision of Application by Planning Commission
Finality of Decision:	<i>Appealable to City Council</i>
For Further Information:	Contact Case Planner Moe Hackett at (510) 238-39730 or by email at mhackett@oaklandca.gov .

Item 03 has been continued to May 1, 2019



4.	Location:	10 – 10th Street (Oakland Civic Auditorium)
	Assessor’s Parcel Number(s):	018-0450-005-00
	Proposal:	To rehabilitate the vacant Oakland Civic Auditorium that consists of interior and exterior building alterations, including site modifications to the walkways, landscaping, and parking lot to facilitate new commercial uses and improve the historic entertainment venues.
	Applicant:	Orton Development, Inc. (510) 428-0800
	Owner:	City of Oakland
	Case File Number:	PLN17101
	Planning Permits Required:	Major Conditional Use Permit for Extensive Civic Impact; and Regular Design Review for site and building alterations.
	General Plan:	Central Business District, Lake Merritt Station Area District
	Zoning:	D-LM-4 Lake Merritt Station Area District Mixed Commercial
	Environmental Determination:	A detailed CEQA Analysis was prepared for this project which concludes that the proposed development satisfies each of the following CEQA guidelines: (A) 15164 – Addendum to EIR; (B) 15183 – Project Consistent with a Community Plan, General Plan, or Zoning; and (C) 15168 – Program EIRs and 15162 – Subsequent EIRs. Each of the foregoing provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviews at the Bureau of Planning offices located at 250 Frank H Ogawa Plaza, 2 nd Floor, or online at http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 (Oakland Civic Auditorium CEQA Analysis, Item #83). The CEQA Analysis relied upon in making the Environmental Determination and incorporated by reference within the CEQA Analysis document includes the LUTE EIR, which can be viewed online at http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158 (LUTE, Item #1).
	Historic Status:	OCHS A1+, Designated Historic Property; API, Area of Primary Importance (Lake Merritt)
	City Council District:	3
	Date Filed:	April 14, 2017
	Action to be Taken:	Decision based on staff report
	For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mrivera@oaklandca.gov .

Commissioner Manus recused himself and Item #04 was called at **6:42pm**.

Staff: Mike Rivera, Mark Sawicki, Jens Hillmer, Catherine Payne

Applicant: Dave Dial, Walter Hood, Josiah Maddock

Public Speakers: Robert Kidd, Val Serrant, Jabari Herbert, James Vann, Tom Debley, Erin McMillan, Ryder Diaz, Trina Goodwin, Margaret Dixon, Randolph Belle, Claudia Alick, Anna Schneiderman, Ayodele Nzinga, Eric Arnold, Elena Serrano, Grey Gardner, Eddie Dillard, Oscar Fuentes, Mark Lindquist, Gene Hazzard, Angela Tsay, Charles Bucher

Motion by Commissioner Monchamp to affirm staff’s environmental determination, adopt the attached CEQA findings, and approve the project, including Conditional Use Permit and Regular Design Review, subject to the attached findings and conditions (including the SCAMMRP), seconded by Commissioner Shirazi.

Ayes: Fearn, Shirazi, Limon, Monchamp

Noes: Hegde, Myres

Approved with 4 ayes and 2 noes.



APPEALS

None.

There was a motion by Chair Myres at **9:04pm** to reopen the Open Forum, seconded by Commisisoner Monchamp with all in favor. Cathy Leonard spoke.

COMMISSION BUSINESS

Approval of Minutes

Motion by Commisisoner Monchamp to approve the March 20, 2019 meeting minutes, seconded by Commissioner Fearn.

Ayes: Fearn, Shirazi, Limon, Monchamp

Noes:

Abstentions: Hegde, Myres

Approved with 4 ayes, 0 noes, and 2 abstentions.

Correspondence

City Council Actions

ADJOURNMENT

The meeting was adjourned at **9:08pm**.

NEXT REGULAR MEETING: April 17, 2019

Minutes prepared by Jonathan Arnold