



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

**August 21, 2019**  
**Regular Meeting**

**ROLL CALL**

**Commissioners Present:** Clark Manus, Jahmese Meyers, Jonathan Fearn, Tom Limon, Amanda Monchamp

Staff Present: Robert Merkamp, Jonathan Arnold, Brian Mulry,

**WELCOME BY THE CHAIR**

**Commissioner Monchamp**

**COMMISSION BUSINESS**

**Agenda Discussion**

**Director's Report**

1. Measures taken to address traffic issues related to the Lodestar school located at 701 105th Avenue in the Sobrante Park neighborhood.

**Staff Member:** Maurice Brenyah-Addow gave a verbal description of the project.

**Public Speakers:** 1. Cynthia Arrington 2. Aaron Forcauch 3. Jenna Stopher 4. Imani Andrews 5. Rose Black 6. Marta Villereal 7. Brenda Johnson 8. Lilliana Estrada 9. Keri McDaniel 10. Concepcion Guzman 11. Alma Guzman 12. Cesear Fragoso 13. Monson Etoto 14. Marisol Chavez 15. Nick Gomez 16. Elen Christopherson 17. Chandell Aguilar 18. Isabelle Torrez 19. Paul Forcauch 20. Dana Parerrez 21. Lilliana Alvarez 22. Jose Limos 23. Saryia White

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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。



2. Site and building improvements to the Oakland Museum of California (OMCA) located at 1000 Oak Street (bounded by 10th, Oak and 12th Streets). Both staff and applicant will make presentations.

**Staff Member:** Mike Rivera gave a verbal description of the project  
**Public Speakers:** None

**Applicant:** Laurie Fougherty, Director of OMCA and Presentation team Habinero and Associates with Hood Design gave a PDF Presentation of the project.

3. Report to the Planning Commission on the outcome of the Small-Cell Wireless Telecommunications Facilities Standards.

**Staff member:** PC Secretary, Robert Merkamp gave a verbal description of the project

**Public Speakers:** 1. Donte Williams 2. Alexis Schroder 3. Sharon Collier 4. Patrick Wiede 5. Marco Montoya  
6. Johanna Finney

**Committee Reports**                      **None**

**Commission Matters**                      **None**

**City Attorney’s Report**                      **None**

**OPEN FORUM**

At this time members of the public may speak on any item of interest within the Commission’s jurisdiction. At the discretion of the Chair, 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.

**Public Speakers:** 1. Naomi Schiff

**Motion:** Jahemes moved to re-open Open Forum [after item #2]

**Seconded by:** Commissioner Manus

**Action:** 4 Ayes, 0 Noes, 1 absent

**Public Speakers (after Open Forum Re-Open):** None

**Public Hearing:** Closed by Commissioner Limon

**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 and recommendation 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 Planning and Building Department, 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 for decision 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 for decision 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 (e.g., 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 Building Department, 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 of the required fee 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 Planning Commission prior to the close of the 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.

<b>1.</b>	<b>Location:</b>	<b>500 Kirkham Street and 1255 7<sup>th</sup> Street (The site is bounded by Union, 5<sup>th</sup>, and 7<sup>th</sup> Streets and is located one block east of the West Oakland BART station.</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>004-0049-008-00; -009-00; -010-00; and 004-0051-018-02</b>
	<b>Proposal:</b>	To construct a total of 1,032 residential units (including 85 very low-income affordable units), approximately 35,000 square feet of retail & commercial flex space, 59 parking spaces, and privately maintained but publicly accessible dog park, playground area, and pedestrian pathways. The final project will be phased as follows: Phase 1 includes all horizontal improvements, including a temporary parking lot, and construction of Building 1, an 84-foot high mid-rise; Phase 2 includes vertical development of Building 2, an 84-foot high mid-rise; and Phase 3 includes vertical development of Building 3, a 338-foot high-rise and a street-level 59 space parking garage accessed from Union Street.
	<b>Applicant:</b>	Panoramic Interests
	<b>Contact Person/ Phone Number:</b>	Zac Shore (415) 701-7002
	<b>Owner:</b>	500 Kirkham, LLC
	<b>Case File Number:</b>	<b>PLN17428; and PUDF07-PUDF01, -PUDF02, &amp; -PUDF03</b>
	<b>Planning Permits Required:</b>	Planned Unit Development and Phased Final Development Plans; Minor Conditional Use Permit; Regular Design Review; and Vesting Tentative Tract Map Subdivision.
	<b>General Plan:</b>	Community Commercial / West Oakland Specific Plan (WOSP)
	<b>Zoning:</b>	S-15W Transit Oriented Development Zone
	<b>Environmental Determination:</b>	A detailed CEQA (California Environmental Quality Act) Analysis was prepared for this project which concludes that the development proposal satisfies each of the following CEQA Guidelines: (A) 15164 - Addendum to EIRs; (B) 15183 - Projects Consistent with a



	Community Plan, General Plan, or Zoning; and (C) 15168- Program EIRs and Redevelopment Projects; and (D) 15183.3- Qualified Infill Projects. Each of the foregoing provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, 2nd Floor or online at the following link at <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157</a> (500 Kirkham CEQA Analysis / Item # 85). The LUTE (Land Use Transportation Element) EIR which can also be viewed at the following link at <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158</a> (LUTE / Item #1)
<b>Historic Status:</b>	Non-historic Property
<b>City Council District:</b>	3
<b>Finality of Decision:</b>	Appealable to City Council within 10 days
<b>For Further Information:</b>	Contact Case Planner <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mrivera@oaklandca.gov">mrivera@oaklandca.gov</a> .

**Staff Member:** Mike Rivera gave a verbal description of the project

**Applicant:** Presentation made by Marcus Johnson, Community Relations, Patrick Kennedy owner of Panormic Interests gave a visual presentation.

**Public Speakers:** 1. Todd David 2. Ronnie Steward 3. Ed Dillard 4. Monte Nytoto 5. Aisha Brown 6. Ronald Mohammad 6. Jabari Herbert 7. Eddie Dillard 8. Janet Patterson 9. Michael Oletungyunard 10. Mark Vauss 11. Mike Trim 12. Sam Marks 13. Steve Flannigan 14. Poncho Katchingue 15. Aliff Brown 16. Jen Liu 17. Donna Inshobrinkman 17. Kevin Pelzgon 18. Susan Mernet 19. Scott Elder 20. John Monoit 21. Michael Skinner 22. Del Milton 23. Andrea Skluver 24 Susie Smith 25. Brighet Gammage 26. Joyce Guy 27. Tessa Nicholas 28. Mark Lipsid 29. Carl Green 30. Earnest Brown 31. Bom Boden 32. Robert Marshall 33. Dariana Brizzo 34. Buddy Bean 35. Alexis Frank 36. Greg Nash 37.

**Motion by:** Commissioner Manus to affirm staff’s environmental determination and adopt the attached CEQA findings and approve the project including the PUD3-FDP’s conditional use permit vesting tentative track map and regular track map subject to the attached findings and conditions including the SCAMMRP

**Seconded By:** Commissioner Jahmese Myers

**Action:** 4 Ayes, 0 Noes, 1 Absent

\* Commissioner Monchamp recused for this item

<b>2.</b>	<b>Location:</b>	<b>5200 and 5276 Broadway</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>014-1243-001-01 and 014-1246-002-00</b>
	<b>Proposal:</b>	Scoping session for environmental review of a proposal to redevelop the California College of Arts Oakland Campus property (Parcel 1) and the adjacent Clifton Hall property (Parcel 2) which requires a General Plan Amendment and Rezoning. The project subject to CEQA includes: <ul style="list-style-type: none"> <li>1) Development on Parcel 1: Current Campus <ul style="list-style-type: none"> <li>a. Demolition of 10 buildings</li> <li>b. New Construction: 554 residential units <ul style="list-style-type: none"> <li>i. Four perimeter residential buildings ranging from 5 to 8 stories</li> <li>ii. One residential tower at 19 stories</li> <li>iii. 24,000 square feet of affordable arts production space</li> <li>iv. 367-space automobile parking garage; 554 bicycle parking spaces</li> </ul> </li> <li>c. Renovation of 3 historic structures <ul style="list-style-type: none"> <li>i. 6,500-square feet of office space for arts non-profits</li> </ul> </li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>ii. 3,780-square feet office/interpretative center</li> <li>d. 1.71 acres of public open space; 0.34 acres of group-usable open space</li> </ul> <ul style="list-style-type: none"> <li>2) Development on Parcel 2: Clifton Hall <ul style="list-style-type: none"> <li>a. Convert a 120 bed/57 room dormitory to 35 affordable residential units for artists</li> </ul> </li> <li>3) General Plan Amendment <ul style="list-style-type: none"> <li>a. Parcel 1 from Institution Land Use to Community Commercial Land Use</li> <li>b. Parcel 2 from Urban Residential Land Use to Community Commercial Land Use</li> </ul> </li> <li>4) Rezoning: From RM-3/CN-1 to CC-2 for both parcels <ul style="list-style-type: none"> <li>a. Parcel 1: Change from a 35-foot Height Area to 90- and 160-foot Height Areas</li> <li>b. Parcel 2: Change from a 35-foot Height Area to a 45-foot Height Area</li> </ul> </li> </ul>
<b>Applicant:</b>	Arts Campus, LLC
<b>Contact Person/ Phone Number:</b>	Marc Babsin (415) 489-1313
<b>Owner:</b>	California College of the Arts
<b>Case File Number:</b>	<b>ER19003</b>
<b>Planning Permits Required:</b>	Design Review, Planned Unit Development (PUD), Tree Permit
<b>General Plan:</b>	Institutional, Urban Residential
<b>Zoning:</b>	CN-1, RM-3
<b>Environmental Determination:</b>	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A NOP to prepare the EIR was published on June 21, 2019. The comment period for the NOP ends on August 23, 2019.
<b>Historic Status:</b>	B-1+ Local Register, API
<b>City Council District:</b>	1
<b>Action to be Taken:</b>	Receive public and Planning Commission comments about what information and analysis should be included in the EIR.
<b>For Further Information:</b>	Contact Case Planner <b>Rebecca Lind</b> at (510) 238-3472 or by email at <a href="mailto:rlind@oaklandca.gov">rlind@oaklandca.gov</a> .

**Motion made by:** Jahmese Myers to continue Item #2 to a date certain of October 16, 2019 PC meeting where members of the public are welcome to share their comments and to extend the comment period to October 18, 2019 and prior to the end of the NOP period that this item must go back to the Landmarks board.

**Seconded by:** Commissioner Fearn

**Action:** 5 Ayes, 0 Noes

**\*\*\*Item to Re-Open in Open Forum for potential Public Speakers due to continuance.**

### 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 Planning and Building Department, 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 staff report and recommendation. If the Commission reverses/overturns the staff decision and no alternate findings for decisions 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 for decision 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.



**COMMISSION BUSINESS**

**Approval of Minutes**

**Approval of minutes made by:** Commissioner Fearn  
Seconded by: Commissioner Manus  
Action: 4Ayes, 0 Noes, 1 Absent

**Correspondence**

**None**

**City Council Actions**

**None**

Robert Merkamp announced that Jonathan Arnold will be Leaving Development Planning and Transitioning to the Cashiering side of PBD in September.

**ADJOURNMENT** at 10:17 P.M.

**ROBERT D. MERKAMP**  
**Zoning Manager**  
**Secretary to the Planning Commission**  
**Planning and Building Department**

**NEXT REGULAR MEETING:** September 4, 2019