



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

**January 16, 2019  
Regular Meeting**

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

**ROLL CALL**

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

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

<b>Agenda Discussion</b>	None.
<b>Director’s Report</b>	None.
<b>Committee Reports</b>	None.
<b>Commission Matters</b>	None.
<b>City Attorney’s Report</b>	None.
<b>OPEN FORUM</b>	None.

*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

<b>1.</b>	<b>Location:</b>	<b>Siena Hill (on Siena Drive off of Keller Ave, between Greenridge Drive and Rilea Way)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>040A-3848-001-00 through -032-00</b>
	<b>Proposal:</b>	Extension of the planning entitlements to allow for the 32 attached, single-family dwellings on 32 lots, 103 off-street parking spaces, and a private road. Phase 1, which includes 10 of the 32 units, the associated parking spaces and the private road, has already been constructed.
	<b>Applicant:</b>	Keven Kwok (510) 258-8502
	<b>Owner:</b>	Oakland Siena, LLC
	<b>Case File Number:</b>	<b>PUD02217</b>
	<b>Planning Permits Required:</b>	Extension of the Planned Unit Development Permit; Minor Variances for height and minimum separation of retaining walls, maximum percentage of front yard paving, and length of buildings alongside lot lines; and Design Review.
	<b>General Plan:</b>	Previously: Detached Unit Residential; Currently: Mixed Housing Type Residential
	<b>Zoning:</b>	Previously: R-50 Medium Density Residential Zone Currently: RM-3, Mixed Housing Type -3 Zone
	<b>Environmental Determination:</b>	A Final Environmental Impact Report was certified on March 2, 2005 (Case File ER020012).
	<b>Historic Status:</b>	N/A
	<b>City Council district</b>	6
	<b>Status:</b>	Planning Commission approval on March 2, 2005 (Case Files: PUD02217; PUDF05081; TTM7396). Construction of 10 units, associated parking and private road in 2009. Entitlements extended through December 31, 2017.
	<b>Staff Recommendation</b>	Decision based on staff report
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For further information:</b>	Contact Case Planner <b>Heather Klein</b> at (510) 238-3659 or by e-mail at <a href="mailto:hklein@oaklandca.gov">hklein@oaklandca.gov</a> .

The Consent Calendar was called at 6:05pm.

Motion by Commissioner Manus to approve the Consent Calendar, seconded by Commissioner Fearn.

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

Noes:

Approved with 7 ayes and 0 noes.



PUBLIC HEARINGS

<b>2.</b>	<b>Location:</b>	<b>2201 Valley Street</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>008-0658-009-01 and -010-00</b>
	<b>Proposal:</b>	Demolish the existing auto service station and surface parking lot to construct a new office building of approximately 450 feet in height containing approximately 740,000 square feet of office. The ground floor would consist of a mix of pedestrian oriented retail/restaurant space as well as a 1,600-square foot commercial space on West Grand designated as arts/maker space and a 2,800-square foot commercial space at the corner of Telegraph and 22 <sup>nd</sup> Street designated as arts/maker/performance arts space.
	<b>Applicant:</b>	TMG Partners
	<b>Contact Person/Phone Number:</b>	Denise Pinkston – (415) 772-5900
	<b>Owner:</b>	BA1 2201 Valley LLC & Mash Petroleum
	<b>Case File Number:</b>	<b>PLN18115</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction; Major Conditional Use Permit for a development in excess of 200,000 square feet and greater than 250 feet in height and a Personal Instruction and Improvement Service (performance venue); and Minor Variances for loading berths (6 required; 3 proposed) and CBD height zone tower dimensional regulations covering maximum average floorplate (25,000 max; 33,540 proposed), maximum diagonal (235 max; up to 299 proposed), and maximum lot coverage (75% maximum; up to 85% proposed).
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P, Height Area 6
	<b>Environmental Determination:</b>	A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions: Section 15183 - Projects consistent with a community plan, general plan, or zoning; Section 15183.3 – Streamlining for Qualified infill projects; and/or Sections 15168 & 15180 – Projects consistent with a Redevelopment program EIR; 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 <sup>nd</sup> Floor or on-line at <a href="http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157</a>
	<b>Historic Status:</b>	Not a potentially designated historic property
	<b>City Council District:</b>	3
	<b>Status:</b>	Pending
	<b>Action to be Taken:</b>	Decision on application based on Staff Report
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact Case Planner <b>Peterson Z. Vollmann</b> at (510) 238-6167 or by email at <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a> .

Item #2 was called at 6:06pm.

**Staff:** Pete Vollmann

**Applicant:** Denise Pinkston, Chris Pemberton, James Lord

**Public Speakers:** Francisco Del Toro, Ruskin Vaughn, Henry Fullmore, Daniel Gregg, Barbara Leslie

Motion by Commissioner Limon to affirm Staff’s environmental determination and adopt the attached CEQA Findings; to approve the Conditional Use Permits, Minor Variances, and Design Review subject to the attached Findings and Conditions; and to encourage the retail artist spaces to be for Oakland artists, persons of color, and women; seconded by Commissioner Shirazi.

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

**Noes:**

Approved with 7 ayes and 0 noes.



<b>3.</b>	<b>Location:</b>	<b>5441 International Blvd</b>
	<b>Assessor's Parcel Number(s):</b>	<b>041-3848-001-00</b>
	<b>Proposal:</b>	Scoping session for a proposal to remediate and redevelop the 24-acre General Electric property with a new industrial building containing approximately 540,000 square feet. The proposal would include demolition of all structures on-site, except for the front portion of Building 1 which would be incorporated into the new building.
	<b>Applicant:</b>	Bridge Development Partners, LLC
	<b>Contact Person/Phone Number:</b>	Tom Ashcraft – (213) 805-6350
	<b>Case File Number:</b>	<b>ER18013</b>
	<b>General Plan:</b>	General Industry; Neighborhood Center Mixed Use
	<b>Zoning:</b>	IG/S-19, General Industrial Zone/ Health and Safety Combining Zone CN-3, Neighborhood Commercial Zone - 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 December 21, 2018. The comment period for the NOP ends on January 22, 2019.
	<b>Historic Status:</b>	Potential Designated Historic Property (PDHP), survey rating A1+, Contributors to an Area of Primary Importance (API) (OCHS Existing Rating "1+"), 57th Avenue Industrial District
	<b>City Council District:</b>	5
	<b>Action to be Taken:</b>	Receive public and Commission comments about what information and analysis should be included in the EIR.
	<b>For Further Information:</b>	Contact Case Planner <b>Peterson Z. Vollmann</b> at (510) 238-6167 or by email at <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a> .

Item #3 was called at **6:59pm**.

**Staff:** Pete Vollmann

**Applicant:** Alexis Pelosi, Tom Ashcraft

**Public Speakers:** Ernesto Arevalo

**APPEALS**

None.

**COMMISSION BUSINESS**

**Approval of Minutes**

None.

**Correspondence**

None.

**City Council Actions**

City Council will discuss code amendments and hold the second reading of the seismic ordinance on January 22, 2019.

**ADJOURNMENT**

The meeting was adjourned at **7:53pm**.

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