



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

February 6, 2019
Regular Meeting

Revised January 23, 2019 – See end of agenda.

MEAL GATHERING

5:00pm Café 15, 597 – 15th St, Oakland (Corner of Jefferson & 15th St)

Open to the public. (Members of the public may purchase their own meals if desired. Consumption of food is not required to attend.)

BUSINESS MEETING

6:00pm Council Chambers, City Hall, One Frank H. Ogawa Plaza

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15 pm**, and the meeting will adjourn no later than **10:30 p.m.** unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

Please work with the case planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

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。



**New online staff report
download instructions**

Staff reports for items listed on this agenda will generally be available to any interested party by 3:00 p.m. the Friday before the meeting at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612.

Staff reports are also available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandca.gov (under "Planning Commission.") You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council 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. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.

Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

While attending Planning Commission meetings, parking in the Dalziel Building Garage (located on 16th Street between San Pablo Ave and Clay St) is free. Attendees should see staff at the meeting to validate parking tokens.

Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Jonathan Arnold at jarnold@oaklandca.gov or 510-238-6194 or Cheryl Dunaway at cdunaway@oaklandca.gov or 510-238-2912 at least 48 hours prior to the meeting.

Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, staff, and the public, twenty-five (25) copies of all material should be submitted. Material submitted at least ten days prior to the meeting may be included as part of the agenda packet; material submitted later may be distributed at or prior to the meeting. To ensure that material submitted at the meeting is distributed to Commissioners, a minimum of twenty-five (25) copies should be submitted to Planning staff no later than the time the item is scheduled to be considered by the Commission.

ROLL CALL

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Committee Reports

Commission Matters

City Attorney's Report



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.

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.

1.	Location:	2011-2195 Wood Street (Development Area 8) A 2.54-Acre city block bounded by Wood Street, 20th Street, West Grand Avenue, and Frontage Road
	Assessor’s Parcel Number(s):	018-0310-003-08; 018-0310-003-09; 018-0310-003-10; 018-0310-003-11
	Proposal:	One Year Time Extension of the planning entitlements for previously-approved new mixed-use (residential/commercial) development involving 235 residential units and 13,615 flex commercial spaces to be completed in two phases.
	Owner:	Central Station Land, LLC
	Applicant:	David Schenker-- (510) 588-5134
	Case File Number:	PLN14262-PUDF01
	Planning Permits Required:	Time Extension of the Preliminary and Final Development Plans and Design Review for a mixed-use development involving 235 residential units and ground floor commercial spaces; and Minor Variance to allow 239 off-street parking spaces where 279 spaces are required.
	General Plan:	Urban Residential
	Zoning:	D-WS - Wood Street Zoning District
	Environmental Determination:	State CEQA Guidelines: Pursuant to Section 15162, the project relies on previous EIR (ER03-0023) for Wood Street certified on March 16, 2005 and the West Oakland Specific Plan EIR certified on July 29, 2014 and Section 15183, projects consistent with a community plan, general plan or zoning.
	Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
	City Council District:	3
	Status:	Planning Commission approval on December 3, 2014. Entitlements extended through December 3, 2018 (Extension request filed on November 28, 2018).
	Action to be Taken:	Decision on application based on staff report
	Staff Recommendation:	Approval subject to conditions
	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 .



2.	Location	4356 & 4416 Coliseum Way, and 717, 45th Avenue
	Assessor's Parcel Number(s):	034-2290-004-01; 034-2290-003-01; and 034-2290-002-01
	Proposal:	To merge three contiguous lots and construct a 5-story 112,485 square-foot facility with surface parking, and loading dock, office space, and lobby, located on the ground floor.
	Applicant:	Brian Caster – Caster Properties Inc. (619) 287-8873
	Owner:	Rodney and Karlin Krug
	Case File Number:	PLN18360
	Planning Permits Required:	Major Conditional Use Permit for a self-storage facility greater than 25,000 square-feet, Regular Design Review for new construction, and Minor variance to allow for 11 off-street parking spaces where 75 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 developments; and Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	Not a historic property
	City Council District:	5
	Status:	Pending
	Action to be Taken:	Decision on Application based on Staff Report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact Case Planner Robert Smith at (510) 238-5217 or by email at rsmith3@oaklandca.gov .

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.



3.	Location:	Utility pole in public right-of-way (sidewalk) adjacent to or near to: <ul style="list-style-type: none"> • Across the street from 4511 Lincoln Avenue and in front of 4700 Lincoln Avenue, the Greek Orthodox Church parking garage (PLN18232; APN: 029-1009-011-02); Zone: RH-4; Land Use: Hillside Residential; Council District: 4; Submitted May 30, 2018.
	Proposal:	To establish (1) wireless "small cell site" Macro Telecommunication Facilities on existing utility guy pole located in the Public Right-of-Way.
	Applicant:	Jay Gruendel/On Air LLC (for Verizon) (707) 477-2782
	Owner:	Verizon Wireless, et al.
	Case File Numbers:	PLN18232
	Planning Permits Required:	Regular Design Reviews for Macro Telecommunication Facilities in or near Residential Zoning
	General Plan:	Hillside Residential
	Zoning:	RH-4
	Environmental Determination:	Exempt, Section 15301, 15302, 15303, and 15183: Existing Facilities, Replacement or Reconstruction, New Construction of Small Structures, and Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	None
	City Council District:	4
	Status:	Pending
	Action to be Taken:	Decision of Application by Planning Commission
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Moe Hackett at (510) 238-39730 or by email at mhackett@oaklandca.gov .

4.	Location:	West Oakland BART 1451 7 th St (APNs 004 007700300, 004 007100300).
	Assessor's Parcel Number(s):	004-0077-003-00 and 004-0071-003-00
	Proposal:	Preliminary Development Permit (PDP) and related permits, including 762 residential units, 382,460 square feet of office space, and up to 75,000 square feet of retail. Project includes two midrise buildings (80-100' tall), a high-rise building (320' tall), potential retail under the BART tracks, and public plazas. Includes TPM 10940 to merge parcels. Utilizing 35% State Affordable Housing Bonus.
	Applicant:	China Harbour Engineering (CHEC), Ronnie Turner ((510) 395-2766.
	Owner:	San Francisco Bay Area Rapid Transit District (BART)
	Case File Number:	PLN18490 and PLN18521
	Planning Permits Required:	PDP, CUP for loading, Minor variance for open space, compliance with CEQA, Tentative Parcel Map.
	General and Estuary Plan:	Community Commercial.
	Zoning:	Transit-Oriented Development Commercial Zone (S-15W)
	Environmental Determination:	A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies the following CEQA Guideline provision: 15164 – Addendum (to West Oakland Specific Plan EIR). The CEQA Analysis document may be reviewed at the Bureau of Planning offices at 250 Frank Ogawa Plaza, 2 nd Floor or on-line at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157 (see #22).
	Historic Status:	Non-Historic Property
	Service Delivery District:	1
	City Council District:	3 – Lynette Gibson McElhane
	Action to be Taken:	Consider approval of PDP, Minor Variance, and TPM 10940 based on attached findings.
	Finality of Decision:	Appealable to City Council.
	For further information:	Contact Case Planner Dara O'Byrne at 510-238-6983 or by e-mail at dobyrne@oaklandca.gov .



5.	Location:	Area bounded by 27th Street to the north; I-980, Brush Street, and Market Street to the west; Embarcadero and the Jack London estuary waterfront to the south; and Lake Merritt and Channel to the east
	Proposal:	Conduct a public scoping session, as permitted by the California Environmental Quality Act (CEQA), to receive comments on the scope of an Environmental Impact Report (EIR) for the Downtown Oakland Specific Plan and continue review of the Preliminary Draft Plan, which will serve as the basis for the Draft Downtown Oakland Specific Plan
	Applicant:	City of Oakland
	Case File Number:	SP16001 and ER18020
	General Plan:	<u>Land Use and Transportation Element (LUTE)</u> Business Mix; Central Business District; Community Commercial; General Industry and Transportation; Institutional; Mixed Housing Type Residential; Neighborhood Center Mixed Use; Urban Park and Open Space; Urban Residential <u>Estuary Policy Plan (EPP)</u> Light Industry 1; Mixed Use District; Off-Price Retail District; Parks; Planned Waterfront Development 1; Planned Waterfront Development 4; Produce Market; Retail Dining Entertainment 1; Retail Dining Entertainment 2; Waterfront Commercial Recreation 1; Waterfront Mixed Use; Waterfront Warehouse District
	Zoning:	C-40, C-45, CBD-C, CBD-P, CBD-R, CBD-X, CC-1, CC-2, CC-3, CIX-1A, CIX-1B, D-LM-2, D-LM-3, D-LM-4, D-LM-5, D-OTN, IG, M-20, M-30, M-40, OS(LP), OS(NP), OS(RCP), OS(RCA), OS (AF), OS (AMP), OS(SU), R-80, RU-3, RU-4, RU-5, S-2
	Environmental Determination:	An Environmental Impact Report (EIR) will be prepared as part of the Downtown Oakland Specific Plan.
	Historic Status:	The Plan Area includes cultural/historic resources that may be eligible for, or are on, a historical resource list (including the California Register of Historic Resources, the National Register of Historical Resources, and/or the Local Register); as well as several cultural/historic resources designated by the City of Oakland as Areas of Primary Importance (API); Areas of Secondary Importance (ASI); properties individually rated A, B, C, or D; and Landmark properties
	City Council District:	2 and 3
	Action to be Taken:	Receive public and Planning Commission comments on the scope of the EIR. Staff also requests feedback from the Planning Commission and public on the Preliminary Draft Plan, which will be studied in the Environmental Impact Report and serve as the basis for the Draft Specific Plan. No decisions will be made on the project at this hearing.
	For Further Information:	Contact Project Planner Alicia Parker at (510) 238-3362 or by email at aparker@oaklandca.gov . Project website: https://www.oaklandca.gov/topics/downtown-oakland-specific-plan



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT By 10:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.

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

NEXT REGULAR MEETING: February 20, 2019

Revised January 23, 2019, to add EIR scoping session to Item #5.