



# Oakland City Planning Commission

## AGENDA REVISION 2

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

**January 22, 2020**  
**Regular Meeting**

**MEAL GATHERING**      **5:00pm**      **Building Bridges Conference Room, City Hall, 3<sup>rd</sup> Floor**

**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.

**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.**

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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 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。



Staff reports are also available online, generally by 5:00 p.m. the Friday before the meeting, at [www.oaklandca.gov](http://www.oaklandca.gov) (under "Planning Commission.") You will need to ensure that your computer will accept pop-ups from the host site ([oaklandca.gov](http://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 16<sup>th</sup> 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 Desmona Armstrong at [drarmstrong@oaklandca.gov](mailto:drarmstrong@oaklandca.gov) or 510-238-6343 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.

Table with 2 columns: Field Name and Value. Fields include Location, Proposal, Applicant, Contact Person/ Phone number, Owner, Case File Number, Planning Permits Required, General Plan, Zoning, Environmental Determination, Historic Status, City Council District, Date Filed, Finality of Decision, and For Further Information.

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.

ITEM #2 REMOVED FROM 1/22/20 AGENDA TO A DATE UNCERTAIN

|           |                                     |                                                                                                                                               |
|-----------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2.</b> | <b>Location:</b>                    | <b>1316 97<sup>th</sup> Avenue</b>                                                                                                            |
|           | <b>Assessor's Parcel Number(s):</b> | <b>044 49700200</b>                                                                                                                           |
|           | <b>Proposal:</b>                    | Appeal of the Zoning Manager's Determination filed under DET190017 regarding the recognized legal number of units.                            |
|           | <b>Applicant/Owner:</b>             | Zulki Khan                                                                                                                                    |
|           | <b>Case File Number:</b>            | DET190017-A01                                                                                                                                 |
|           | <b>Planning Permits Required:</b>   | None                                                                                                                                          |
|           | <b>General Plan:</b>                | Mixed Housing Type Residential                                                                                                                |
|           | <b>Zoning:</b>                      | RM-2                                                                                                                                          |
|           | <b>Environmental Determination:</b> | Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15306, Information collection                       |
|           | <b>Historic Status:</b>             | PDHP, OCHS Rating: C3                                                                                                                         |
|           | <b>City Council District:</b>       | 7                                                                                                                                             |
|           | <b>Finality of Decision:</b>        | Final (not administratively Appealable pursuant to OMC Sec. 17.132.030)                                                                       |
|           | <b>For Further Information:</b>     | Contact case planner <b>Brittany Lenoir</b> , Planner I at (510) 238-4977 or <a href="mailto:blenoir@oaklandca.gov">blenoir@oaklandca.gov</a> |

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| <b>3.</b> | <b>Location:</b>                  | <b>733 Apgar Street</b>                                                                                                                                                                                                                                                                                                    |
|           | <b>Assessors Parcel Number:</b>   | <b>012-0964-029-00</b>                                                                                                                                                                                                                                                                                                     |
|           | <b>Proposal:</b>                  | To demolish existing laundromat structure, create five mini-lots and construct four townhouse-style residential condominiums and one mixed-use (residential and commercial) condominium development.                                                                                                                       |
|           | <b>Owner:</b>                     | Apgar Street, LLC                                                                                                                                                                                                                                                                                                          |
|           | <b>Applicant:</b>                 | Workshop 1 – Will Mollard (415)523-0304x1                                                                                                                                                                                                                                                                                  |
|           | <b>Case Number:</b>               | PLN19-050 (TTM8505)                                                                                                                                                                                                                                                                                                        |
|           | <b>Planning Permits Required:</b> | Minor Conditional Use Permit for a Mini-lot Development with private access and utility easements; Design Review to demolish existing laundromat structure, construct four townhouse-style residential and one mixed-use condominium development; Tentative Tract Map (TTM8505) to subdivide the site into five mini-lots. |
|           | <b>General Plan:</b>              | Mixed Housing Type Residential                                                                                                                                                                                                                                                                                             |



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| <b>Zoning:</b>                      | RM – 4 Mixed Housing Type Residential/ C - Residential Commercial Combining Zone                                                                                        |
| <b>Environmental Determination:</b> | Exempt 15332; State CEQA Guidelines, Infill development; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning). |
| <b>Historic Status:</b>             | Not a Potential Designated Historic Property (PDHP); Survey Rating: X                                                                                                   |
| <b>City Council District:</b>       | 1                                                                                                                                                                       |
| <b>Status:</b>                      | Pending                                                                                                                                                                 |
| <b>Action to be Taken:</b>          | Decision on application based on staff report                                                                                                                           |
| <b>Staff Recommendation:</b>        | Approval subject to conditions                                                                                                                                          |
| <b>Finality of Decision:</b>        | Appealable to City Council                                                                                                                                              |
| <b>For Further Information:</b>     | Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a>                        |

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| <b>4. Location:</b>                 | 2715 Adeline Street (See map on reverse)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Assessors Parcel Number:</b>     | 005-0446-001-01; 005-0446-001-02; 005-0446-008-01                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Proposal:</b>                    | To demolish an existing industrial structure except for the old brick façade (formerly, the Coast Sausage Company), and construct a new 122,600 square-foot work-live and 20,000 square-foot commercial/light industrial building.                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Owner:</b>                       | Oakland Lofts, LLC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Applicant:</b>                   | Owow – Jeremy Harris (858)449-5270                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Case File Number:</b>            | PLN18088                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Planning Permits Required:</b>   | Major Conditional Use Permit to create 106 Work-Live units; Major Design Review for a development project involving more than 25,000 square feet of non-residential floor area                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>General Plan:</b>                | Business Mix                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Zoning:</b>                      | CIX-1A/1B/S-19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <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:<br>15183 – Projects consistent with a community plan, general plan, or zoning;<br>15183.3 – Streamlining for in-fill projects; and/or<br>15162 & 15164 – Addendum to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and West Oakland Specific Plan (2014) EIRs.<br>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>             | Not a Potential Designated Historic Property (PDHP); Survey Rating: D3 & *d3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>City Council District:</b>       | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Status:</b>                      | Pending                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Action to be Taken:</b>          | Decision on application based on staff report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Staff Recommendation:</b>        | Approval subject to conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Finality of Decision:</b>        | Appealable to City Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>For Further Information:</b>     | Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



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| <b>5.</b> | <b>Location:</b>                    | <b>5441 International Blvd. (APN: 041-3848-001-00)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|           | <b>Proposal:</b>                    | Public Hearing on the Draft Environmental Impact Report to obtain comments on the environmental analysis related to a proposal to demolish eight existing contaminated buildings, remediate the site, and construct an approximately 540,000 square foot warehouse. The site is located within the historic 57 <sup>th</sup> Avenue Industrial District Area of Primary Importance (API), and the proposed project includes the demolition of two contributors to the District. As part of the proposed project, the front “bulkhead” portion of Building #1 (i.e., the façade that contains early-20th century Classical Revival-inspire industrial architecture and a portion of the sides of the building) would be preserved and incorporated into the design of the new warehouse. A variant to the project that requires all project-related truck trips to access San Leandro Street rather than International Boulevard has also been proposed. |
|           | <b>Applicant:</b>                   | Bridge Development Partners, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|           | <b>Contact Person/Phone Number:</b> | Brendan Kotler – (213) 805-6350                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|           | <b>Owner:</b>                       | Bridge Point Oakland, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|           | <b>Case File Number:</b>            | <b>ER18-013/PLN19-076</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|           | <b>Planning Permits Required:</b>   | Regular Design Review for new construction including Category II Demolition Findings, and Major Conditional Use Permit to allow the industrial warehousing use that is permitted in the IG Zone that is partially located within the CN-3 Zoned portion of the project site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|           | <b>General Plan:</b>                | General Industrial<br>Neighborhood Center Mixed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|           | <b>Zoning:</b>                      | IG/S-19, General Industrial/ Health and Safety Protection Zone<br>CN-3, Neighborhood Commercial Zone - 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|           | <b>Environmental Determination:</b> | Draft Environmental Impact Report was published for a 45-day review period from December 20, 2019 to February 3, 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|           | <b>Historic Status:</b>             | 57 <sup>th</sup> Avenue Industrial District (API)<br>OCHS Ratings: Building 1, Rating A1+, API Anchor;<br>Building 2: Dc1+; API contributor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|           | <b>City Council District:</b>       | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|           | <b>Action to be Taken:</b>          | Receive public and Planning Commission comments on the Draft Environmental Impact Report. No decision on the project will be made at the hearing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|           | <b>For Further Information:</b>     | Contact case planner <b>Peterson Z. Vollmann</b> at (510) 238-6167 or by email: <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



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.

ITEM MOVED FROM PUBLIC HEARING TO APPEALS SECTION FOR 1/22/20 AGENDA

|           |                                     |                                                                                                                         |                           |
|-----------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>6.</b> | <b>Location:</b>                    | <b>0 Linden Street</b>                                                                                                  | <b>3319 Linden Street</b> |
|           | <b>APN:</b>                         | <b>005 0471-006-00</b>                                                                                                  | <b>005 0471-005-00</b>    |
|           | <b>Proposal:</b>                    | Appeal of the Zoning Manager's Determination regarding the legality of a Construction Operations Industrial Activity    |                           |
|           | <b>Applicant:</b>                   | William H. McInerney Jr. (510) 465-7100                                                                                 |                           |
|           | <b>Owner:</b>                       | Rahebi Properties                                                                                                       |                           |
|           | <b>Appellant:</b>                   | William H. McInerney Jr.                                                                                                |                           |
|           | <b>Case File Number:</b>            | <b>APL190020</b>                                                                                                        | <b>APL19019</b>           |
|           | <b>Original Case File Number:</b>   | <b>DET190068</b>                                                                                                        | <b>DET190067</b>          |
|           | <b>Planning Permits Required:</b>   | N/A                                                                                                                     | N/A                       |
|           | <b>General Plan:</b>                | Mixed Housing                                                                                                           | Urban Residential         |
|           | <b>Zoning:</b>                      | RM-2                                                                                                                    | RU-5                      |
|           | <b>Environmental Determination:</b> | Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15306, Information collection |                           |
|           | <b>Historic Status:</b>             | N/A                                                                                                                     |                           |
|           | <b>City Council District:</b>       | 3                                                                                                                       |                           |
|           | <b>Status:</b>                      | The Zoning Decision Letter was mailed on July 2, 2019; Project appealed on July 11, 2019                                |                           |
|           | <b>Staff Recommendation:</b>        | Deny the Appeal and uphold the Zoning Manager's Decision.                                                               |                           |
|           | <b>Finality of Decision:</b>        | Final (cannot be appealable to City Council pursuant to OMC Sec. 17.132.030)                                            |                           |
|           | <b>For Further Information:</b>     | Contact case Planner <b>Eva Wu</b> at <b>(510) 238-3785</b> or <b>ewu@oaklandca.gov</b>                                 |                           |



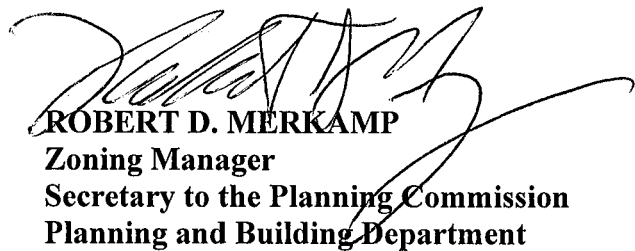
**COMMISSION BUSINESS**

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 5, 2020