



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

July 17, 2019
Regular Meeting

The meeting was called to order at **6:03pm**.

ROLL CALL

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

Excused: Shirazi

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Motion by Commisisoner Manus to elect Vice-Chair Monchamp as the new Chair and Commissioner Limon as the new Vice-Chair, seconded by Commissioner Fearn.

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

Noes:

Approved with 6 ayes and 0 noes.

Agenda Discussion

Item #1 was moved from the Consent Calendar to Public Hearings

Director's Report

Status Report on 2019 Mills Act Selections. Item called at **6:10pm**.

Staff: Betty Marvin

Public Speakers: Riley Doty

Committee Reports

Commissioner gave an overview of the June 26, 2019 Design Review Committee meeting. Commissioner Hegde gave an overview of the Zoning Update Committee held immediately prior to this meeting. Commissioner Limon reported out on public comments received at a Telecom subcommittee community meeting.

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。



Commission Matters

City Attorney’s Report

OPEN FORUM

Tyler Earl, Alexis Schroeder, Johanna Finney, Robin Hart, Patrick Wildi, Sharon Collier, Cynthia Arrington, Carrie McDaniel, Brittia Johnson, Ernesto Arevalo, Esther Goolsby

CONSENT CALENDAR

PUBLIC HEARINGS

1.	Location:	1100 77th Ave
	Assessor’s Parcel Number(s):	041-4211-008-08
	Proposal:	To construct a new 38,825 square feet unconditioned warehouse with an interior bridge crane and raised dock on a 72,787 square-foot vacant lot. The project includes 21 new off-street parking and landscaping with 10 trees.
	Applicant:	Anthony Tabacco
	Contact Person/ Phone Number:	(925)323-5351
	Owner:	Yi Noel & Meiling
	Case File Number:	PLN19077/DET19066
	Planning Permits Required:	Conditional Use Permit for a shared access facility. The Conditional Use Permit is Major because the site is more than one acre.
	General Plan:	Business Mix
	Zoning:	CIX-2 / S-19
	Environmental Determination:	Exempt, State CEQA Guidelines Section 15332: In-Fill Development and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	None
	City Council District:	7
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact Case Planner Eva Wu at 510-238-3785 or by email at ewu@oaklandca.gov .

Item #1 was called at 7:27pm.

Staff: Eva Wu

Staff requested the introduction of new material into the record (an additional condition of approval, #49: Blight and Nuisance Control). Motion by Commissioner Manus to approve, seconded by Commissioner Fearn. Motion passed unanimously.

Applicant: Anthony Tabacco

Public Speakers: Shana Lazerow, Susana Aguilera, Amalia Bowley-Fuentes, Tyker Earl, Esther Goolsby

Motion by Commisisoner Monchamp to 1) affirm staff’s environmental determination; 2) approve the Major Conditional Use Permit for Shared Access Facility and Regular Design Review, subject to the attached findings and conditions; 3) Condition #50 shall be revised to require that the applicant hire an independent traffic engineer to establish baseline hours of operation and number of truck trips during hours of operation; 4) Amend Condition #1 that the approved use shall be the storage of non-hazardous materials (excluding hazardous materials as defined in federal, state, and local law); 5) Add a new Condition (#52) that to the maximum extent feasible implement measures to reduce diesel operations through provision of electrification of equipment 6) that 90 days and 1 year after the Certificate of Occupancy there will be a review done by City staff of the new operations to ensure compliance with no increase in traffic based on the established baseline, seconded by Commissioner Limon.



Item #1, continued.

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

Approved with 6 ayes and 0 noes.

2.	Location:	1630 10th Street
	Assessor's Parcel Number(s):	006-0007-004-01
	Proposal:	Minor Conditional Use permit for the establishment of a Health Care Civic Activity within an existing civic building. The proposal includes case management, education groups, treatment planning, and therapy for recovering substance abuse patients.
	Applicant:	Options Recovery Services
	Phone Number:	(510) 666-9552
	Owner:	Roman Catholic Welfare Corporation of Oakland
	Case File Number:	PLN18388
	Planning Permits Required:	Minor Conditional Use Permit for Health Care Civic Activity within the RM-2 Zone.
	General Plan:	Institutional
	Zoning:	RM-2
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Area of Primary Importance (Oakland Point)
	City Council District:	3
	Finality of Decision:	Appealable to City Council within 10 days of decision
	For Further Information:	Contact Case Planner Brittany Lenoir at (510) 238-4977 or by email at blenoir@oaklandca.gov .

Item #2 was called at **8:39pm**.

Staff: Brittany Lenoir

Applicant: Susan Champion, Tom Bates, Loni Hancock, Julie Sinai, Emily Clawson, Angela Yip, Tom Gorham, Mike Thomas, Daniel Becker

Public Speakers: Nancy Nadel, Jumoke Hinton-Hodge, John Sasaki, Linda Spangler, Pastor William Grajeda, Samuel McFarland, Lorraine Mann, Steven Schuyler, Eve Ahmed, Trintonial Morgan, Denise G, Michael Wharton, Jorge Martinez, Devonique Murphy, Sele Nadel-Hayes, Richard Stewart, Andrei Soroker, Stefanie Parrott, Grant Ute, Sabrina Bokes, Barbara Lafitte-Oluwole, Joey Harrison, Marcus Johnson

Motion by Commisisoner Manus to extend meeting past 10:30pm, seconded by Commissioner Limon. Motion passed unanimously.

Motion by Commissioner Monchamp to 1) affirm staff's environmental determination; 2) approve the Minor Conditional Use Permit subject to the attached findings and conditions as amended; 3) amend Condition #1 to read "...with the authorized use of outpatient group therapy, education groups, case management treatment planning (but not including drug treatment or needle exchange); 4) amend Condition #22 to add a review at one year to assess if there have been any violations of the conditions of approval and if so the Zoning Manager can determine the appropriate action; 5) add Condition #24 to require Options Recovery Services or any other provider to maintain all necessary state and local licenses for operations of the use as approved; and 6) add Condition #25 to require the applicant to attend NCPC and Prescott neighborhood meetings on a quarterly basis for the duration of the contract to provide updates on service, seconded by Commissioner Fearn.

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

Approved with 6 ayes and 0 noes.



Motion by Commissioner Myres to hear the remaining items in the order #5, #4, then #3, seconded by Commissioner Hegde. Motion passed unanimously.

5.	Location:	2443 Humboldt Ave
	Assessor's Parcel Number(s):	027-0896-036-02
	Proposal:	Proposal for a new four-story 23-unit townhome style development. (the item was previously presented to the Planning Commission on June 5, 2019 and was continued by the Commission to this date with direction to the applicant to schedule a public meeting for the review of community / neighborhood concerns. That meeting was held on June 14 th at the project site).
	Applicant / Phone Number:	Ali R. Kashani / (510) 385-1340
	Owner:	Ali R. Kashani / Mohammad Hakimi
	Case File Number:	PLN18326
	Planning Permits Required:	Major Conditional Use Permit for more than seven dwelling units in the RM-3 Zone. Application qualifies for a 35% density bonus and three incentives or concessions for building height (greater than 30-foot / approximately 44feet). The parking allowances has been revised to provide 16 parking spaces (meeting the zoning requirements and removing a previously requested concession. A Category III creek permit for construction activity within 100 feet of a creek, and Regular Design Review for demolition of and existing single-family dwelling and for new construction.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-fill Exemptions. Section 15183: projects consistent with a community plan, general plan, or zoning.
	Historic Status:	Not a PDHP, Rating: D3
	City Council District:	4
	Finality of Decision:	Appealable to City Council within 10 days of decision
	For Further Information:	Contact Case Planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandca.gov .

Item #5 was called at **10:50pm**.

Staff: Moe Hackett

Applicant: Derrick Dutton, Ali Kashani

Public Speakers: Taiko Roskothen, Joseph Garfield, Maria del Rio, Sean Fletcher, Paul Ko, Isabel Reichert, Michelle Bernardo

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

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

Noes:

Approved with 6 ayes and 0 noes.



4.	Location:	4356 & 4416 Coliseum Way and 717 45th Ave
	Assessor's Parcel Number(s):	034-2290-004-01; -003-01; and -002-01
	Proposal:	To merge three contiguous lots and construct a 5-story, 123,158-square foot self-storage facility with ground floor light industrial space, office space, and lobby.
	Applicant:	Caster Properties, Inc.
	Contact Person/ Phone Number:	Brian Caster (619) 287-8873
	Owner:	Rodney & Karlin Krug
	Case File Number:	PLN18360
	Planning Permits Required:	Major Conditional Use Permit and Design Review for new construction of a self-storage facility greater than 25,000 square-feet; and Minor Variance to allow for 11 off-street parking spaces, where 35 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 Development Project; and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Not a Historic Property
	City Council District:	5
	Finality of Decision:	Appealable to City Council within 10 days of decision
	For Further Information:	Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov .

Item #4 was called at **11:34pm**.

Staff: Maurice Brenyah-Addow
Applicant: Brian Caster, Rodney & Karlin Krug
Public Speakers: None

Motion by Commisisoner Hegde to 1) affirm staff's environmental determination; 2) approve the Major Conditional Use Permit, Major Design review, and Minor Variance, subject to the attached findings and conditions of approval; and 3) amend condition #1 to read "The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, staff report, and the approved plans received August 30, 2018 (as amended by the plans approved on July 17, 2019, by the Planning Commission), as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").", seconded by Commissioner Manus.

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

Approved with 6 ayes and 0 noes.



3.	Location:	300 Lakeside Drive
	Assessor's Parcel Number(s):	008-0652-001-05
	Proposal:	The applicant is proposing to revise the previously approved Planned Unit Development (PUD) which included two new office towers totaling 1.47 million square feet. The revised proposal includes two separate Master Plan development scenarios, both of which would continue to retain the existing office tower at 300 Lakeside Drive and demolish the 20 th Street and Webster Street mall buildings. Both development scenarios would retain a large majority of the existing rooftop garden. The details of the two development scenarios are as follows: <u>Master Plan I</u> - Development scenario that includes two new office towers totaling approximately 1.35 million square feet over ground level retail. <u>Master Plan II</u> - Development scenario that includes an office tower on Webster that would include approximately 865,000 square feet and a residential tower on 20 th Street that would include up to 580 dwelling units.
	Applicant:	The Swig Company
	Contact Person/Phone Number:	Tomás Schoenberg – (415) 291-1104
	Owner:	SIC – Lakeside Drive JV, LLC
	Case File Number:	PUD08103-R01 & TPM9848
	Planning Permits Required:	Revision to the previously approved Planned Unit Development (PUD).
	General Plan:	Central Business District
	Zoning:	CBD-C / Height Area 6 & 7
	Environmental Determination:	The EIR for the development was certified by the Planning Commission on May 4, 2011. An addendum was prepared to address the revised proposal and 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
	Historic Status:	Kaiser Center Building & Roof Garden are CEQA Historic Resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; meets criteria for eligibility for California Register individually and as part of the Lake Merritt District)
	City Council District:	3
	Status:	Pending
	Action to be Taken:	Decision on application based on Staff Report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

Item #3 was called at 11:57pm.

Staff: Pete Vollmann

Applicant: Tomás Schoenberg, Manen Shah

Public Speakers: None

Motion by Commisisoner Fearn to 1) Adopt Environmental Determination Findings pursuant to CEQA Section 21166 and CEQA Guidelines Section 15162 that none of the circumstances requiring preparation of a subsequent or supplemental EIR are present and that no further environmental review is required; and 2) Approve the Revision to the Planned Unit Development, seconded by Commissioner Limon.



Item #3 continued.

Ayes: Fearn, Limon, Monchamp

Noes:

Abstentions: Manus, Hegde, Myres

Motion failed. Chair Myres continued the item to the August 28, 2019 Design Review Committee meeting.

APPEALS

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT

The meeting was adjourned at **12:52am**.

NEXT REGULAR MEETING: **August 21, 2019

**The Planning Commission will be on Summer Recess from Thursday July 18 to Tuesday August 20, 2019.

Minutes prepared by Jonathan Arnold