



Adhi Nagraj, Chair
Emily Weinstein, Vice Chair
Tom Limon
Clark Manus
Amanda Monchamp
Jahmese Myres
Chris Pattillo

October 5, 2016
Regular Meeting

The meeting was called to order at approximately **6:00pm**.

ROLL CALL

Present: Limon, Myres, Pattillo, Weinstein
Excused: Nagraj, Manus, Monchamp

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #1 was continued to 10/19/2016 and item #2 was continued to 12/7/2016.

Director's Report

Darin Ranelletti gave a presentation about leadership changes in the Planning and Building Department and the departure of Director Rachel Flynn. Mr. Ranelletti has been appointed Interim Director.

Committee Reports

None.

Commission Matters

None.

City Attorney's Report

None.

OPEN FORUM

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

PUBLIC HEARINGS

3. Location: Oak Knoll Mixed Use Community Plan Project

The project is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard and is bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 (roadway easement), 043A-4675-003-30 (roadway easement) 048 - 6865-002-01, and 043A-4675-74-01.

Proposal: The Project proposes a mixed-use residential community of approximately a) 935 residential units of varying types, b) 82,000 sq. ft. of neighborhood commercial use, c) relocation of Club Knoll and rehabilitation with approximately 4,000 sq. ft. of community space and 10,000 sq. ft. of commercial space; and approximately 83 acres of open space and recreation areas, including an improved creek corridor. The Sea West Federal Credit Union and Seneca Center located in the middle of the Project site are not considered part of the Project.

Applicant: Oak Knoll Venture Acquisitions, LCC (previously SunCal Oak Knoll, LLC), Sam Veltri
Phone Number: (949)705-8786
Owner: Oak Knoll Venture Acquisitions, LCC and the City of Oakland
Case File Number: **ER15004**
Planning Permits Required: Rezoning, Preliminary Planned Unit Development, Final Development Plan, Tentative Tract Map, and other possible discretionary permits and/or approvals
General Plan: Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
Zoning: RH-3, Hillside Residential Zone -3 and RH-4 Hillside Residential Zone -4
Environmental Determination: The Draft Environmental Impact Report (EIR) was published for a 45-day review period from August 29, 2016 to October 12, 2016

Background
In 1998, the Oakland City Council certified the Environmental Impact Statement /Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan including the Maximum Capacity Alternative. A 2006 Initial Study and 2007 Draft SEIR was prepared and circulated for the "former Oak Knoll Project." No Final SEIR was certified. Because Oak Knoll Mixed Use Community Plan Project may result in new or substantially more severe impacts than the "former Oak Knoll Project" analyzed in 2007, the City is preparing a revised SEIR.

Historic Status: The Oakland Cultural Heritage Survey rates Club Knoll as a Potential Designated Historic Property (PDHP) with a rating of B+3. The Landmarks Preservation Advisory Board (LPAB) found it eligible for Landmark status with an A rating in June of 1995 and placed it on the Preservation Study List. Club Knoll is therefore considered a CEQA historic resource.

Service Delivery District: 4
City Council District: 7
Actions to be Taken: No decision. The purpose of this meeting is to receive public and Planning Commission comments on the Draft EIR.

For Further Information: Contact case planner **Scott Gregory**, Contract Planner at **(510) 535-6671** or by e-mail at **sgregory@lamphier-gregory.com**



This item was called at approximately 6:06pm.

Staff Member: Scott Gregory, Contract Planner gave a presentation on the Draft EIR for the project. The Notice of Availability was issued by the City for the Draft EIR on August 29, 2016, and document was released the same day. Item was in front of the Bicycle and Pedestrian Advisory Committee on September 17, 2016, and the Landmarks Preservation Advisory Board on September 24, 2016. Applicants have reconsidered 2015 proposal to demolish Club Knoll and now intend to relocate and restore the building to the center portion of the site as a community center. In addition to scoping meetings there have been meetings with LPAB in May 2016, Design Review Committee in June 2016, Director’s Report in September 2016, and LPAB and BPAC in September 2016 (as stated above). Preliminary dates for future meetings are Design Review Committee on October 26, 2016, Parks and Recreation Advisory Commission on November 9, 2016, LPAB on November 14, 2016, and Zoning Update Committee on November 16, 2016.

Public Speakers: Midori Tabata, Claire Castile, Tom Han (+1 cede), Daniel Levy, Tamara Thompson, Steve Glanville, Elena Comrie, Pemith Fernando, Philip Dow (+2 cedes), Karen Whitestone, Angie Tam, Lyman Young, Sandra Marburg (+1 cede), Roland Peterson. Public Session Closed.

Secretary Merkamp stated that public comments will be accepted in writing and by email through the end of the business day on October, 12, 2016.

4.	Location:	1518 M.L. King Jr Way (APN: 003-0071-001-00; -002-00; -003-00; -004-00; -009-00; & -010-00)
	Proposal:	Construct a new seven story residential building with 140 dwelling units on the existing surface parking lot.
	Applicant:	Jakon Investment Group LP
	Contact Person/Phone Number:	Jane Knop, 416-830-1529
	Owner:	Jakon Investment Group LP
	Case File Number:	PLN16137
	Planning Permits Required:	Regular Design Review for new construction Major Conditional Use Permit to reduce the required parking from 140 parking stalls to 71 stalls Vesting Tentative Parcel Map for lot merger and new condominiums.
	General Plan:	Central Business District
	Zoning:	CBD-X/ Height Area 4
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects; and Section 15183 of the CEQA Guidelines, projects consistent with a community plan, general plan, or zoning.
	Historic Status:	Non-Historic Property
	Planning District:	Metro
	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: pvollmann@oaklandnet.com

This item was called at approximately 7:17pm.

Staff Member: Peterson Vollmann gave a presentation.



Applicant: Jane Knop of Jakon Investment Group and Terry Flynn, Architect.

Public Speakers: Fabius Jones, Eric Engelbart, Julie Sheu. **Public Session Closed.**

Motion by Commissioner Pattillo to affirm staff’s environmental determination, approve Major Conditional Use Permit and Design Review and Vesting Tentative Parcel Map, subject to the attached Findings and Conditions, and add a condition that the developer host a community meeting that is broadly advertised to the immediate neighbors on the same block and the surrounding blocks and that that meeting take place within the next one to two weeks and that it take place at Preservation Park or an adjacent meeting place and that members of the public are given the opportunity to comment and to make a good faith effort to include additional minor modifications to respond to comments received. Friendly amendment to add Condition of Approval number 43 to present wall treatments and modified setback at the meeting, seconded by Commissioner Limon.

Ayes: Limon, Myres, Pattillo, Weinstein

Approved with 4 ayes and 0 noes.

APPEALS

COMMISSION BUSINESS

Approval of Minutes

Motion by Commissioner Pattillo to approve September 21, 2016, Minutes, seconded by Commissioner Limon.

Ayes: Limon, Myres, Pattillo, Weinstein

Approved with 4 ayes and 0 noes.

Correspondence

None.

City Council Actions

Darin Ranelletti stated that on October 4, 2016, the Oakland City Council adopted a resolution directing the Planning Commission to study updates to the SRO regulations in the City’s Zoning Regulations.

ADJOURNMENT

Meeting was adjourned at approximately **8:05pm**.

ROBERT MERKAMP
Development Planning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: October 19, 2016

* Revised September 19, 2016, to reflect Item #1 being continued to October 19, 2016.

* Revised September 22, 2016, to reflect Item #2 being continued to December 7, 2016.