



Oakland City Planning Commission

MINUTES

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

November 6, 2019
Regular Meeting

ROLL CALL

Present: Monchamp, Limon, Fearn (arrived at 6:30 P.M.), Hegde, Myres (arrived at 6:20 P.M.), Shirazi.

Excused: Manus.

Staff: Robert Merkamp, Ed Manasse, Brian Mulry, Cheryl Dunaway.

WELCOME BY THE CHAIR

COMMISSION BUSINESS

None

Agenda Discussion

Staff Member: Catherine Payne announced a new Planning Commission 2020 meeting schedule was provided to the Planning Commission. Any questions regarding the new schedule should be directed to Robert Merkamp, Planning Commission Secretary.

Director's Report

Staff Member: Ed Manasse gave an introductory presentation on an informational presentation by the Oakland Athletics on their proposal for a new ballpark and related mixed use development at Howard Terminal.

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。



Applicants: Lydia Tam, Leon Ross, Richard Kennedy gave a PowerPoint presentation.

Public Speakers:

- | | |
|-------------------|-----------------------|
| 1. Dolores Tejade | 12. Jason Gumataotao |
| 2. Frank Gaskin | 13. Jassmin Poyaoan |
| 3. Rob Stoker | 14. Omar Saba |
| 4. Liana Molina | 15. Corey Smith |
| 5. Anita Kumar | 16. Mike Jacob |
| 6. Che' Timmons | 17. Scott Taylor |
| 7. Jason Gallia | 18. Jim Rice |
| 8. Stu Helfer | 19. William Dow |
| 9. Carl Bolds | 20. Robert Page |
| 10. Ty Hudson | 21. Derek Mohammad |
| 11. Jason Lindsey | 22. Clint Schelbitzki |

PUBLIC COMMENT SESSION IS CLOSED

Action: To receive an informational presentation by the Oakland Athletics.
No vote was taken on this item.

Committee Reports

Chair Monchamp gave a report on the October 23, 2019 Design Review Committee meeting on an informational item to provide a status update on Brooklyn Basin.

Commission Matters

None

City Attorney's Report

None

OPEN FORUM

None

CONSENT CALENDAR

None



***THIS ITEM HAS BEEN REMOVED FROM THIS AGENDA**

1.	Location:	9777 Golf Links Road
	Assessor's Parcel Number(s):	048 565500300
	Proposal:	To establish beer and wine sales during open Zoo hours at existing restaurants and concession stands, and allow the serving of beer, wine, and spirits at after hours special events.
	Applicant:	Steve Rawlings
	Contact Person/ Phone Number:	(951) 667-5152
	Owner:	City of Oakland
	Case File Number:	PLN18500
	Planning Permits Required:	Major Variance for Alcoholic Beverage Sales with additional finding of Public Convenience or Necessity
	General Plan:	Urban Park and Open Space
	Zoning:	OS (SU)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); and Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	OCHS Rating: C3
	City Council District:	7
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case Planner Brittany Lenoir at (510) 238-4977 or by email: blenoir@oaklandca.gov

PUBLIC HEARINGS

***THIS ITEM WAS CONTINUED FROM THE OCTOBER 2, 2019 PLANNING COMMISSION MEETING**

2.	Location:	Area bounded generally by 27th Street to the north; I-980 and Brush Street to the west; the Jack London estuary waterfront to the south; and Lake Merritt, Channel, and 5th Avenue to the east.
	Proposal:	Conduct a public hearing and solicit/provide comments on the Draft Downtown Oakland Specific Plan (Draft Plan) and on the Draft Environmental Impact Report (Draft EIR) and the associated proposed draft General Plan amendments and zoning framework concepts.
	Applicant:	City of Oakland
	Case File Number:	ER18020 & SP16001
	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; 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, 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

Continued on page 4



<i>Continued from page 3</i>	The Draft EIR for the Downtown Oakland Specific Plan was published (SCH No. 2019012008) on August 30, 2019. The 45-day public review period will be extended from August 30, 2019 to October 22, 2019 for a total of 53 days. The Draft EIR will appear before the Planning Commission on October 2, 2019 for public comment.
Environmental Determination:	
Historic Status:	52 Landmarks, 21 Areas of Primary Importance (API); 27 Areas of Secondary Importance (ASI)
City Council District:	2 and 3
Status:	The Draft Plan was released on August 30, 2019, and was presented before the Planning Commission on September 4, 2019 for initial comments. The Draft EIR was published on August 30, 2019, and is subject to a 45-day public review and comment period, which has been extended to 53 days (Aug. 30 to Oct. 22), and a public hearing before the Planning Commission on October 2, 2019. The Draft Plan will continue to be subject to public review and comment beyond October 22, 2019 to allow for public review of the upcoming zoning incentive study.
Action to be Taken:	Receive comments from the Planning Commission and the public on the Draft Plan and the Draft EIR.
For Further Information:	Contact Project Manager Joanna Winter at (510) 238-2166 or by email at jwinter@oaklandca.gov or Alicia Parker at (510) 238-3362 or by email at aparker@oaklandca.gov .

Consultants ?: Ben Sigman and Michael Neiman (consultants?) gave a PowerPoint presentation.

Vince Sugrue, Landmarks Preservation Advisory Board member gave a summary of the motion given at a previous Landmarks Preservation Advisory Board meeting. The summary of the motion is stated as follows:

To delete from the Downtown Specific Plan, action item 54, bullet #3 that explores allowing additional height on parcels adjacent to historic properties that rehabilitate the adjacent historic property.

To delete from the Downtown Specific Plan, action item 74 which updates the city’s demolition findings to allow development near the periphery of fragmented APIs and ASIs. Reclassify opportunity sites into distinct categories to explain their intensions. Don’t include historic properties and opportunity sites. Incorporate the items listed into the DOSP DEIR for mitigation measures, **cult** A-1 through **cult** A-F in the action items in the Specific Plan as part of the Downtown Oakland Specific Plan statement about establishing an iconic downtown. Add new design review criteria that includes massing and building setbacks as well as standards for building tops.

As a follow up to the Landmarks Advisory Board’s previous comments on reducing the baseline intensity and density throughout the plan area. The intensity density should be significantly reduced in historic districts in the DOSP intensity density map and don’t wait for the establishment zoning regulations.

Recommendation: Staff provide clarification as to whether the increased height allowance in the waterfront warehouse district was intentional or not. If it’s a mistake, please correct it in the Specific Plan.



Public Speakers:

- | | |
|-------------------|-------------------|
| 1. Corey Smith | 10. Evey Hwang |
| 2. Kenya Wheeler | 11. Ben Keller |
| 3. Mark Brustman | 12. Daniel Levy |
| 4. Derek Sagehorn | 13. Tim Frank |
| 5. Adriana Bargas | 14. Naomi Schiff |
| 6. Scott Taylor | 15. Vince Sugrue |
| 7. John Minot | 16. Jeff Levin |
| 8. Paul Bickmore | 17. James Vann |
| 9. Jim Rice | 18. Chris Buckley |

PUBLIC COMMENT SESSION IS CLOSED

Motion made by: Commissioner Shirazi, to memorialize tonight’s Planning Commission comments and close the public hearing on the Draft Environmental Impact Report (DEIR). **Note:** The public comment period ends on Friday, November 8, 2019. The **EPS** study will be heard before the Zoning Update Committee and potentially, the full Planning Commission and close the hearing on the Draft Plan before the Planning Commission. The public may still comment on the Draft Plan with additional opportunities to comment with public hearings on the Final Plan.

Seconded by: Vice Chair Limon

Action: 6 ayes, 0 noes

APPEALS None

COMMISSION BUSINESS None

Approval of Minutes None

Correspondence None

City Council Actions There were 4 Planning Commission related actions. City Council denied 2 appeals and upheld the Planning Commission’s decision. 12th Street remainder parcel and Options for Change in West Oakland approval granted by the Planning Commission

The Development and Disposition Agreement (DDA) for 500 Kirham Street was approved.

Benjamin Fu, new Landmarks Preservation Advisory Board Member was confirmed.

ADJOURNMENT

Meeting adjourned at approximately, 9:47 P.M.



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

NEXT REGULAR MEETING: November 20, 2019