



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

**October 16, 2019
Regular Meeting**

ROLL CALL

Present: Limon, Fearn, Hegde, Manus

Excused: Monchamp, Myres, Shirazi

Staff: Robert Merkamp, Peterson Vollmann, Rebecca Lind, Brian Mulry, Cheryl Dunaway.

WELCOME BY THE CHAIR

COMMISSION BUSINESS

None

Agenda Discussion

None

Director's Report

None

Committee Reports

None

Commission Matters

None

City Attorney's Report

None

OPEN FORUM

Public Speakers: 1. Naomi Schiff 2. Stuart Flashman

CONSENT CALENDAR

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。



PUBLIC HEARINGS

1.	Location:	300 Lakeside Drive – Kaiser Center (APN: 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 including the addition of new rooftop open space and enhanced access from the street. 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 880,000 square feet and a residential tower on 20 th Street that would include up to 580 dwelling units, including ground level retail.
	Applicant:	The Swig Company
	Contact Person/Phone Number:	Tomás Schoenberg - (415) 291-1104
	Owner:	SIC – Lakeside Drive JV, LLC
	Case File Number:	PUD08-103-R01
	Planning Permits Required:	Revision to the previously approved Planned Unit Development
	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
	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 Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov

Staff Member: Peterson Vollmann gave a presentation.

Applicants: Debra Boyer and Monan Shaw gave a PowerPoint presentation.

Public Speakers:

- 1. Chris Pattillo
- 2. Robert Olgivie
- 3. Ruth Simon
- 4. Antonio Acevedo
- 5. Barbara Leslie
- 6. Steve Snider

PUBLIC COMMENT SESSION IS CLOSED



Motion to approve by: Commissioner Manus, 1. To adopt the environmental determination findings pursuant to California Environmental Quality Act (CEQA) section 21166 and CEQA Guidelines Section 15162 that none of the circumstances requiring preparation of a subsequent or supplemental EIR present and no further environmental reviews are required.

2. Approve the revisions to the Planned Unit Development.

Mr. Merkamp recommended that Commissioner Manus should incorporate his motion as a condition. Particularly, Condition 16, which involves a review of the final development plans to assure a complete accounting of everything.

Seconded by: Commissioner Fearn

Action: 4 ayes, 0 noes

2.	Location:	1261 Harrison Street (APN: 002-0063-002-00)
	Proposal:	The proposal on file was to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height with approximately 12,000 square feet of ground floor retail, 121,000 square feet of office, and 185 dwelling units. The proposal included affordable housing units to take advantage of the affordable housing density bonus and concessions. The project was brought before the Planning Commission in 2018 for denial as directed by the Commission. The applicant requested a continuance to redesign the proposal, and has provided a preliminary redesign that will retain the exterior building facades of the existing structure, eliminate the office component from the program, and reduce the overall height of the proposed tower. The revised project would still include 185 dwelling units over ground floor commercial, and would be looking to obtain a D-LM height exception to allow the height to the 175-foot Height Zone, with additional height requested through the affordable density bonus process up to approximately 250 feet. Staff is bringing the revised concept back to the Planning Commission for discussion as to whether the proposal should be considered for a height exception given the location within the historic King Block. The revised proposal appeared before the Landmarks Board which, through a subcommittee provided a recommendation for denial.
Applicant:		Ronnie Turner – (510)395-2766
Owner:		Pinnacle RED Group, Inc.
Case File Number:		PLN17-438
Planning Permits Required:		Regular Design Review for new construction, Major Conditional Use Permit for a Height Exception to allow the D-LM 175 Height Zone regulations, Minor Conditional Use Permit to allow a base height of up to 85 feet, Minor Variance for loading berths (1 Required; 0 Proposed). <i>Other permits may be required pending full redesign of the proposal.</i>

Continued on page 4



Continued from page 3	
General Plan:	Central Business District
Zoning:	D-LM-4 Height Area – 85'
Environmental Determination:	Determination Pending
Historic Status:	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
City Council District:	2
Action to be Taken:	Review preliminary revised development proposal and provide direction to staff. No official action to be taken on the development application at this hearing.
Finality of Decision:	No decision will be made at this hearing. The item would need to return to Commission at a later date for a decision which is appealable to City Council.
For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov .

Staff Member: Peterson Vollmann gave a presentation.

Applicants: Ronnie Turner, Peter Birkholz, Etal.

Public Speakers:

- | | |
|--------------------|-------------------------|
| 1. Bo White | 9. Judy Chu |
| 2. Naomi Schiff | 10. Liat Zavodivker |
| 3. Rick DeSilva | 11. Lily Aramas |
| 4. Jessica Chen | 12. Carl Chan |
| 5. Steve Snider | 13. Christopher Buckley |
| 6. Taylor Chow | 14. Hai Yan |
| 7. Hugh Morrision | 15. Chow Yun Foon |
| 8. Victoria Fierce | |

PUBLIC COMMENT SESSION IS CLOSED

Motion made by: Commissioner Fearn on item 1, to direct staff to return to the full Planning Comission for findings for denial of the redesigned project once the applicants completed their revised submittal.

Seconded by: Commissioner Hegde



3..	Location:	5200 and 5276 Broadway
	Assessor's Parcel Number(s):	014-1243-001-01 and 014-1246-002-00
	Proposal:	<p>Scoping session for environmental review of a proposal to redevelop the California College of Arts Oakland Campus property (Parcel 1) and the adjacent Clifton Hall property (Parcel 2) which requires a General Plan Amendment and Rezoning. The project subject to CEQA includes:</p> <ol style="list-style-type: none"> 1) Development on Parcel 1: Current Campus <ol style="list-style-type: none"> a. Demolition of 10 buildings b. New Construction: 554 residential units <ol style="list-style-type: none"> i. Four perimeter residential buildings ranging from 5 to 8 stories ii. One residential tower at 19 stories iii. 24,000 square feet of affordable arts production space iv. 367-space automobile parking garage; 554 bicycle parking spaces c. Renovation of 3 historic structures <ol style="list-style-type: none"> i. 6,500-square feet of office space for arts non-profits ii. 3,780-square feet office/interpretative center d. 1.71 acres of public open space; 0.34 acres of group-usable open space 2) Development on Parcel 2: Clifton Hall <ol style="list-style-type: none"> a. Convert a 120 bed/57 room dormitory to 35 affordable residential units for artists 3) General Plan Amendment <ol style="list-style-type: none"> a. Parcel 1 from Institution Land Use to Community Commercial Land Use b. Parcel 2 from Urban Residential Land Use to Community Commercial Land Use 4) Rezoning: From RM-3/CN-1 to CC-2 for both parcels <ol style="list-style-type: none"> a. Parcel 1: Change from a 35-foot Height Area to 90- and 160-foot Height Areas b. Parcel 2: Change from a 35-foot Height Area to a 45-foot Height Area
	Applicant:	Arts Campus, LLC
	Contact Person/ Phone Number:	Marc Babsin (415) 489-1313
	Owner:	California College of the Arts
	Case File Number:	ER19003
	Planning Permits Required:	Design Review, Planned Unit Development (PUD), Tree Permit
	General Plan:	Institutional, Urban Residential
	Zoning:	CN-1, RM-3
	Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A NOP to prepare the EIR was published on June 21, 2019. The comment period for the NOP ends on October 18, 2019
	Historic Status:	B-1+ Local Register, API
	City Council District:	1
	Action to be Taken:	Receive public and Planning Commission comments about what information and analysis should be included in the EIR.
	For Further Information:	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandca.gov .



Staff Member: Rebecca Lind gave a presentation.

Applicant: Marc Bobsin gave a PowerPoint presentation.

Public Speakers:

- | | | |
|------------------------|-------------------------|----------------------|
| 1. Stanley Winterman | 22. Clive Scullion | 43. Karen Mc Kinerny |
| 2. Danya Winterman | 23. Elin Christopherson | 44. Nancy Morton |
| 3. Jonathan Evans | 24. Adam Kaye | 45. Boyan Zolghardri |
| 4. Drew Roberts | 25. Eric Lombardo | 46. Kurt Scherer |
| 5. Patty Brunn | 26. Phil Mitchell | 47. Zack Walton |
| 6. John Minot | 27. Matthew Myers | 48. Tim Ruhmney |
| 7. Eliot Jubelirer | 28. Stephan Zawell | 49. Liat Zavodivker |
| 8. Ben Keller | 29. Gloriah Zawell | 50. Stuart Flashman |
| 9. Stephan Coles | 30. Merideth Marsdiak | 51. Nicole Lazzaro |
| 10. Juan Barboza | 31. Andrea Wong | 52. Bob Zuparko |
| 11. Berrang Barzin | 32. Victoria Fierce | 53. Eric Nelson |
| 12. Janis Brewer | 33. Naomi Schiff | 54. David Meckel |
| 13. Larry Mayers | 34. Matt Ticknor | |
| 14. Leslie Correll | 35. Josh Jakus | |
| 15. Christine Taylor | 36. Sid Kapur | |
| 16. John Gatewood | 37. Gaia Weise | |
| 17. Brad Wiblin | 38. Paul Bickmore | |
| 18. Jennifer McElrath | 39. Rebecca Crump | |
| 19. Jonathan Singh | 40. Spencer Sheoff | |
| 20. Barbara Morrisette | 41. John Beuter | |
| 21. Susan Donahue | 42. Jonathan Winslow | |

PUBLIC COMMENT SESSION IS CLOSED

No was vote taken on this item.

Action: Scoping session, to receive public and Planning Commission comments about what information and analysis should be included in the EIR.



APPEALS None

COMMISSION BUSINESS Mr. Merkamp thanked the Planning Commissioners for providing their feedback on this item. Public comments on the scope will be accepted until Friday, October 18, 2019 at the close of business, 4:00 P.M.

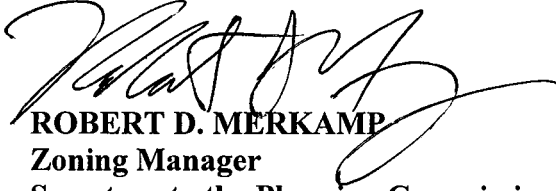
Approval of Minutes None

Correspondence None

City Council Actions On October 15, 2019, the City Council approved 500 Kirham DDA Ammendment at the first reading. Second reading will occur at an upcoming City Council Meeting.

ADJOURNMENT

Meeting adjourned at approximately, 10:59 P.M.


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

NEXT REGULAR MEETING: November 6, 2019