



*Jim Moore, Chair  
Adhi Nagraj, Vice Chair  
Clark Manus  
Amanda Monchamp  
Jahmese Myres  
Chris Pattillo  
Emily Weinstein*

**June 15, 2016**

**ROLL CALL**

**Present:** Moore, Manus, Monchamp, Myres, Weinstein.

**Excused:** Nagraj, Pattillo.

**Staff:** Robert Merkamp, Neil Gray, Heather Lee, Cheryl Dunaway.

**WELCOME BY THE CHAIR**

**Agenda Discussion**

Item #2 was continued to the June 22, 2016 Planning Commission meeting.

**CONSENT CALENDAR**

Commissioner Weinstein made a motion to approve item #1 on the consent calendar, seconded by Commissioner Myres.

**Action on the matter:** Approved 5 ayes, 0 noes.

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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。



THIS ITEM WAS CONTINUED FROM JUNE 1, 2016

1. **Project Name:** Oakland Coffee Shop  
**Location:** 1612 International Boulevard (APN 020-0145-015-00)  
**Proposal:** Allow Full Service Restaurant with Beer/wine Service  
**Contact Person/Phone Number:** Tra Dickerson Jr (510) 990-7600  
**Owner:** Tra Dickerson Jr.  
**Case File Number:** PLN15-411  
**Planning Permits Required:** Major Conditional Use Permit to allow a Full Service Restaurant with Alcoholic Beverage Service on a Restricted Street (San Pablo Avenue)  
**General Plan:** Urban Residential  
**Zoning:** RU-5 Urban Residential Zoning District  
**Environmental Determination:** Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15301 existing structures, 15183 projects consistent with adopted plans  
**Historic Status:** Not a Potential Designated Historic Property  
**Service Delivery District:** SDS-3  
**City Council District:** 2  
**Commission Action to Be Taken:** Approve Staff Recommendation  
**Appeal:** To City Council  
**For Further Information:** David Valeska at (510) 238-2075 or [dvalueska@oaklandnet.com](mailto:dvalueska@oaklandnet.com)



PUBLIC HEARINGS

THIS ITEM HAS BEEN CONTINUED TO JUNE 22, 2016

2.	<p><b>Location:</b> Citywide.</p> <p><b>Proposal:</b> Review additional proposed amendments to the Planning Code regulations for Secondary Units, including but not limited to: 1) clarification that homeowner association Covenants, Conditions, and Restrictions (CC&amp;Rs) are one of the agreement types between parties that the zoning regulations are not intended to abrogate, annul, or impair; 2) revision to the definition of transit accessible areas to include the area within one-half mile of the intersection of Oakland Avenue and Santa Clara Avenue/MacArthur Boulevard; 3) clarification that a new Secondary Unit Facility may be permitted in the CC-3 Zone when there is no more than one existing Primary Unit on lot; 4) clarification that a Secondary Unit approved for Permanent Residential Activities only shall not be occupied on a less-than-weekly basis; 5) clarification that structures, including any detached Secondary Unit, may not cover more than 50% of the horizontal area of any required minimum rear yard; 6) revision to allow conversion of area in an existing primary dwelling into a Secondary Unit regardless of any nonconformity as to setback or height, similar to current provision applying to existing detached accessory structures; and 7) revision to allow detached Secondary Units to project into or locate within a minimum side or rear yard outside of the rear 35 feet of lot, as long as structure is at least 6 feet to rear of primary dwelling unit.</p> <p><b>Applicant:</b> City of Oakland</p> <p><b>Case File Numbers:</b> ZA16010</p> <p><b>Planning Permits Required:</b> Not Applicable</p> <p><b>General Plan:</b> Land Use and Transportation Element (LUTE) Areas: All Estuary Policy Plan Areas: All</p> <p><b>Zoning:</b> All Zones citywide</p> <p><b>Environmental Determination:</b> The proposed amendments to the Planning Code rely on the previous set of applicable CEQA documents including: the Coliseum Area Specific Plan EIR (2015); Broadway Valdez Specific Plan EIR (2014); West Oakland Specific Plan EIR (2014); Central Estuary Area Plan EIR (2013); Land Use and Transportation Element of the General Plan EIR (1998); the Oakland Estuary Policy Plan EIRs (1999, 2006) and Supplemental EIR (2013); the Redevelopment Area EIRs—West Oakland (2003), Central City East (2003), Coliseum (1995), and Oakland Army Base (2002); the Historic Preservation Element of the General Plan EIR (1998); the 2007-2014 Housing Element Final EIR (2010) and Addendum (2014); and various Redevelopment Plan Final EIRs (collectively, “Previous CEQA Documents”). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, each as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment).</p> <p><b>Historic Status:</b> Not Applicable</p> <p><b>Service Delivery District:</b> All</p> <p><b>City Council Districts:</b> All</p> <p><b>Actions to be Taken:</b> Receive public and Planning Commission comments on the proposed Planning Code amendments, and forward a recommendation on the proposed amendments to the City Council.</p> <p><b>For Further Information:</b> Contact project planner Ed Manasse at 510-238-7733 or <a href="mailto:emanasse@oaklandnet.com">emanasse@oaklandnet.com</a></p>
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<b>3.</b>	<p><b>Location:</b> Parcel generally bounded by Lake Merritt Boulevard to the north, East 12<sup>th</sup> Street to the east, 2<sup>nd</sup> Avenue to the south, and a City park/water treatment basin and Lake Merritt Channel to the west. (APN: 019-0027-014)</p> <p><b>Proposal:</b> Construction of two buildings over a two-story podium. The northern building is a 26-story residential tower, including the two story podium, which contains 252 market rate units and 18 “work force” units. The southern building includes eight stories, including the 2-story podium, and 91 affordable housing units. The project also includes a 1,476 commercial space and a 2,656 cultural center. Off-site improvements are also proposed to the existing stormwater treatment basin/park located adjacent to the site.</p> <p><b>Applicant:</b> Ronnie Turner – Urban Core</p> <p><b>Contact Person/Phone Number:</b> Ronnie Turner/(510)395-2766</p> <p><b>Owner:</b> City of Oakland</p> <p><b>Case File Number:</b> <b>PLN16-128</b></p> <p><b>Planning Permits Required:</b> Design Review for new construction; Conditional Use Permits to be subject to the requirements of Height Area LM-275 instead of Height Area LM-85; for increased building base height; for reduced loading birth dimensions; for construction over 100,000 square feet, and for improvements to a stormwater treatment facility. Variance for a storefront depth of 28 feet instead of the required 50 feet; All permits are Major because the proposed construction is greater than 100,000 square feet in a D-LM zone.</p> <p><b>General Plan:</b> Urban Residential</p> <p><b>Zoning:</b> D-LM-1 Lake Merritt Station Area District Mixed Residential Zone – 1</p> <p><b>Environmental Determination:</b> The anticipated environmental effects of the project have been evaluated by the Lake Merritt Station Area Plan Final Environmental Impact Report (Final EIR) (certified November 2014). The project is also Categorically Exempt under Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning; and 15183.3 (Streamlining for Infill Projects). These analyses and exemptions satisfy CEQA requirements on a separate and independent basis.</p> <p><b>Historic Status:</b> Empty lot; no historic properties.</p> <p><b>Service Delivery District:</b> 4</p> <p><b>City Council District:</b> 2</p> <p><b>Status:</b> Appealable to the City Council within ten days.</p> <p><b>Action to be Taken:</b> Decision on proposal based on staff’s recommendation</p> <p><b>Finality of Decision:</b> Appealable to the City Council within ten days.</p> <p><b>For Further Information:</b> Contact case planner Neil Gray at 510-238-3878 or by email: <a href="mailto:ngray@oaklandnet.com">ngray@oaklandnet.com</a></p>
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Staff Member Neil Gray gave a presentation.

**Applicants:** Michael Johnson, Josh Simon and Michael Pyatok gave a PowerPoint presentation.

**Speakers:** Robin Glover, Andy Nelson, Azania Kane, Duraunte Colly, Jacob Adarte, Kirk Miller, Aimee Eng, Ed Tillary.

Commissioner Monchamp made a motion to approve with the following conditions: Require further review as the project develops and brought before the Design Review Committee, implement conditions 11, 24-27, 30 and 33 for the City of Oakland departments to consider occupied and operating sensitive uses such as schools and close proximity to the project, seconded by Commissioner Weinstein.

**Action on the matter:** Approved 5 ayes, 0 noes.



**Approval of Minutes**

Commissioner Manus made a motion to approve the June 1, 2016 minutes, seconded by Chair Moore.

**Action on the matter:** Approved 4 ayes, 1 abstention (Weinstein).

**Mr. Merkamp** announced that he will give a 5 minute verbal summary on the Governor's changes to affordable housing and the affects that may occur provided that this was approved in the budget.

If the Planning Commission wishes, a more comprehensive written Report will be provided later y this summer.

**ADJOURNMENT**

Meeting adjourned at approximately 7:45 P.M.

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

***NEXT REGULAR MEETING:*** July 6, 2016