



*Mark McClure, Chair
Colland Jang, Vice Chair
Nicole Franklin
Clinton Killian
Suzie W. Lee
Michael Lighty
Anne Mudge*

MARCH 16, 2005
Regular Meeting

MEAL GATHERING

5:00 P.M.

Off Broadway Cafe & Catering Co., Cafe Deli, 416 15th Street

BUSINESS MEETING

6:30 P.M.

City Hall, Council Chamber, One Frank H. Ogawa Plaza

ROLL CALL

Present: Franklin, Jang, Killian, Lee, Lighty, McClure, Mudge
Excused Absence:
Staff: Cappio, Patton, Thombs - CEDA Planning and Zoning
Wald, Lee – City Attorney

WELCOME BY THE CHAIR

Chair McClure, welcomed all to the meeting and explained the conduct of meetings.

COMMISSION BUSINESS

Agenda Discussion

Director's Report: none appearing

Committee Reports: none appearing

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 Community and Economic Development Agency, Planning and Zoning Division, at 510-238-3941.



OPEN FORUM

Sanjiv Handa, East Bay News Service
Cynthia Shartzter

PUBLIC HEARINGS

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| 1. | <p>Location: 1426 Alice Street, Malonga Casquelourd Arts Center (Alice Arts Center)</p> <p>Proposal: Application to designate 1426 Alice Street as a City of Oakland Landmark</p> <p>Owner/Applicant: City of Oakland</p> <p>Case File Number: LM05-066</p> <p>Planning Permits Required: Landmark Designation</p> <p>General Plan: Central Business District</p> <p>Zoning: C-55-Central Core Commercial; S-4-Design Review Combining Zone; S-17-Downtown Residential Open Space Combining Zone.</p> <p>Environmental Determination: Exempt per Sections 15061(3) and 15331 of the State CEQA Guidelines.</p> <p>Historic Status: A1+; Designated Historic Property (Preservation Study List); Local Register of Historical Resources; National Register Status – 3B, appears eligible both individually and as part of a district [Lakeside Apartment District, Area of Primary Importance (API)]</p> <p>Service Delivery District: Downtown Metro</p> <p>City Council District: 3</p> <p>Status: The Landmark Preservation Advisory Board adopted a Resolution to initiate landmark designation, recommended landmark designation to the Planning Commission, and forwarded the landmark initiation to the Planning Commission for public hearing and consideration.</p> <p>Action to be Taken: Recommend Landmark Designation and forward to City Council</p> <p>Finality of Decision: <i>City Council</i></p> <p>For further information: Contact case planner Joann Pavlinec at (510) 238-6344 or by email at jpavlinec@oaklandnet.com</p> |
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Continued to April 6, 2005



2. **Location:** 150 Frank Ogawa Plaza, Broadway Building
Proposal: Application to designate 150 Frank Ogawa Plaza, Broadway Building, as a City of Oakland Landmark
Owner/Applicant: City of Oakland
Case File Number: LM05-068
Planning Permits Required: Landmark Designation
General Plan: Central Business District
Zoning: C-55-Central Core Commercial; S-8-Urban Street Combining Zone; S-17-Downtown Residential Open Space Combining Zone.
Environmental Determination: Exempt per Sections 15061(3) and 15331 of the State CEQA Guidelines.
Historic Status: A1+; Designated Historic Property (Preservation Study List); Local Register of Historical Resources; National Register Status –ID, listed as contributor to the Downtown Historic District.
Service Delivery District: Downtown Metro
City Council District: 3
Status: The Landmark Preservation Advisory Board adopted a Resolution to initiate landmark designation, recommended landmark designation to the Planning Commission, and forwarded the landmark initiation to the Planning Commission for public hearing and consideration.
Action to be Taken: Recommend Landmark Designation and forward to City Council
Finality of Decision: City Council
For further information: Contact case planner Joann Pavlinec at (510) 238-6344 or by email at jpavlinec@oaklandnet.com

Continued to April 6, 2005

3. **Location:** 1520 Lakeside Drive, Municipal Boathouse-former Parks and Recreation Administration Building
Proposal: Application to designate 1520 Lakeside Drive as a City of Oakland Landmark
Owner/Applicant: City of Oakland
Case File Number: LM05-067
Planning Permits Required: Landmark Designation
General Plan: Urban Open Space
Zoning: OS(RSP)-Open Space (Region Serving Park); S-4-Design Review combining Zone.
Environmental Determination: Exempt per Sections 15061(3) and 15331 of the State CEQA Guidelines.
Historic Status: A1+; Designated Historic Property (Preservation Study List and within Lake Merritt Landmark area); Local Register of Historical Resources; National Register Status – 3B, appears eligible individually and as part of a district (Lake Merritt API).
Service Delivery District: Downtown Metro
City Council District: 3
Status: The Landmark Preservation Advisory Board adopted a Resolution to initiate landmark designation, recommended landmark designation to the Planning Commission, and forwarded the landmark initiation to the Planning Commission for public hearing and consideration.
Action to be Taken: Recommend Landmark Designation and forward to City Council
Finality of Decision: City Council
For further information: Contact case planner Joann Pavlinec at (510) 238-6344 or by email at jpavlinec@oaklandnet.com

Continued to April 6, 2005



Joann Pavlinec, case planner, reviewed the application.

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| 4. | Location: 230 Bay Place, Cox Cadillac Site (APN: 010-0795-027-01) |
| | Proposal: Amendment #2 to an Approved application, CMDV04-063, ER04-0001, at <u>230 Bay Place</u> (Cox Cadillac site) consisting of design modifications including modification to the parking design from a two-story parking structure, to rooftop parking and surface parking area, relocation of the rooftop parking access, redesign of the entry vestibule and modifications to the existing Landmark Cox Cadillac showroom. |
| | Applicant: Bond CC Oakland, LLC |
| | Contact Person/Phone Number: Alan Chapman, Vice President/(312)853-0070 |
| | Owner: Bond CC Oakland, LLC |
| | Case File Number: ER04-0001, CMDV04-063 |
| | Planning Permits Required: Major Variances for reduced rear and side setbacks, two loading berths (where three are required), and reduced parking; Major Conditional Use Permit for the creation of more than one driveway to serve the project; Design Review. |
| | General Plan: Urban Residential and Neighborhood Center Mixed Use |
| | Zoning: C-30, District Thoroughfare Commercial and S-12, Residential Parking Combining Zone |
| | Environmental Determination: Addendum #2 to 2001 Certified Final Environmental Impact Report for the AvalonBay at Lake Merritt Project Per CEQA Guidelines Sections 15162 and 15164. |
| | Historic Status: Designated City of Oakland Landmark, Cox Cadillac Showroom |
| | Service Delivery District: San Antonio 3 |
| | City Council District: 3 |
| | Status: Landmark Preservation Advisory Board (LPAB) Recommendation Pending – LPAB Meeting March 14, 2005. |
| | Action to be Taken: Decision on application and adoption of Addendum #2 to FEIR based on staff report. |
| | Finality of Decision: <i>Appealable to City Council</i> |
| | For Further Information: Contact case planner Joann Pavlinec at 510-238-6344 or be e-mail at jpavlinec@oaklandnet.com |

Speakers:

Gary Moorhead, The Bond Company
Ron Bishop, Architect
Cynthia Shartzter
Naomi Schiff

Joyce Roy
Sanjiv Handa

Public hearing closed.

Commissioner Killian moved to: Approve addendum #2 to the Final Environmental Impact Report based on the attached findings; Adopt the attached Mitigation Monitoring and Reporting Program; and approve the Major Conditional Use permit, the Variances and Design Review subject to the attached findings and conditions of approval, seconded by Commissioner Franklin.



ACTION: On the motion: 7 ayes (Franklin, Jang, Killian, Lee, McClure, Lighty, Mudge), Motion approved.



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| 5. | <p>Location: Wood Street Development Project (formerly “Central Station”), West Oakland. Approximately 29.2 acres between 10th Street to the south, West Grand Avenue to the north, Wood Street to the east, and the I-880 frontage road to the west. APNs - various</p> <p>Proposal: Public Hearing on (1) certification of the Final Environmental Impact Report, (2) a proposal to develop a residential, live-work, retail, and other commercial mixed use development. The site would be redeveloped with up to 1,570 residential units, including 186 live/work units, some in converted warehouses. Commercial space would include 13,000 s.f. of neighborhood-serving commercial uses plus up to 15,000 s.f. of civic uses associated with the historic Southern Pacific 16th Street train station. The project proposes retention of the main hall and a portion of the elevated tracks of the 16th Street Train Station, and retention and restoration of the Signal Tower. The project would restore the main hall and the retained portion of the elevated tracks to Secretary of Interior Standards. Historic structures proposed for demolition include a portion of the 16th Street Train Station elevated tracks and the entire baggage wing section of the Train Station. Public open space, consisting of a public plaza in front of the station’s main hall and five pocket parks totaling approximately 1.39 acres would be provided. In addition, approximately 2.82 acres of private open space will be created for residents.</p> <p>Applicants/Owners: Build West Oakland, LLC; PCL Associates, LLC; HFH Central Station Village, LLC; Central Station Land, LLC</p> <p>Contact Person/Phone Number: Andrew Getz, (510) 652-4191; Carol Galante, (415) 989-1111; Rick Holliday, (510) 547-2122</p> <p>Case File Numbers: ER 03-0023, GP 04-545, RZ 04-544, CDET 04-032, Vesting TPM 8551 – 8555</p> <p>Planning Permits Required: General Plan Amendment, Zoning Code Amendment and Rezoning, Redevelopment Plan Amendment, Five Vesting Parcel Maps</p> <p>General Plan: Business Mix</p> <p>Zoning: M-20/S-16 (Light Industrial/Industrial-Residential Transition Combining Zone); M-30, (General Industrial); M-30/S-16 (General Industrial/Industrial-Residential Transition Combining zone)</p> <p>Environmental Determination: The Final Environmental Impact Report was published on February 7, 2005</p> <p>Historic Status: 16th Street Train Station and 16th Street Signal Tower (Rated A1+); City of Oakland Landmark, determined eligible for National Register of Historic Places. Project area also includes two Historic Districts: (1) 16th Street Train Station Commercial District, including Bea’s Hotel, 1751-57 16th Street (Dc2+); and, (2) Pacific Coast Canning district, 1111-1119 Pine Street (Cb+2+). The two districts are considered Areas of Secondary Importance; however, they adjoin the Oakland Point Area of Primary Importance (determined eligible for the National Register).</p> <p>Service Delivery District: West Oakland 1</p> <p>City Council District: 3, Nancy Nadel</p> <p>Action to be Taken: (1) Certification of the Environmental Impact Report; (2) Approval of five Vesting Parcel Maps (contingent upon General Plan Amendment and Rezoning approvals); (3) Recommend to the City Council approval of (a) General Plan Amendment and (b) Wood Street Zoning District; (4) Recommend to the Redevelopment Agency approval of the amendments to the Oakland Army Base Redevelopment Plan.</p> <p>For Further Information: Contact Margaret Stanzione, Project Planner, Major Projects (510) 238-4932 or mstanzione@oaklandnet.com</p> |
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Prior to reviewing the application, Margaret Stanzione, Project Planner began by reminding the Commission of the actions to be taken of the proposed project. The explanation follows:



- (1) Certification of the Environmental Impact Report;
- (2) Approval of five Vesting Parcel Maps (contingent upon General Plan Amendment and Rezoning approvals);
- (3) Recommend to the City Council approval of (a) General Plan Amendment and (b) Wood Street Zoning District;
- (4) Recommend to the Redevelopment Agency approval of the amendments to the Oakland Army Base Redevelopment Plan.

Speakers:

Carol Galante, Wood Street Project
 Cecily Talbert, Attorney
 Andy Getz
 Rick Holiday
 Allen Loyd
 Ronald Mohammed
 Mark Spencer
 Jackie Howell
 Barry Lavinsky
 Dorothy Fortier
 Monsa Nitoto
 Leo Handy Jr.
 Naomi Schiff
 Kattie Polanie
 Helena Strader
 Donald Puchini
 Karen McDonald
 Lawrence Snyder
 Poco Prieto
 Steve Low
 Ella Mira Parkinson
 Anna Naruta
 Ustadi Kadiri
 Harry Wong
 Janice Baldwin
 Johnnie May Wiley
 Cynthia Shartzner
 Joseph J. Brecher
 Anna Oursler
 Francine Crockett
 Ms. Rossiter
 Keba Konte
 Laura Norin
 Janet Patterson
 Marcus Johnson
 Colette Nitoto
 Sanjiv Handa

Liz Hinkel
 Emily Lee, Pacific Institute
 Mark Gottchalk
 Ice Life
 Margaret Gordon
 Joetta Fitzpatrick
 Phil Hutchins
 Aliza Dennis
 Howard Greenwich
 Rajin Battita
 Jeremy Hayes
 Dianna Woo
 Fred Merritt
 Stephanie Parrott
 Monica Flores
 Joe David
 Marlyn William-Reynolds
 Michael Copeland
 Michael S. Murphy
 Bruce Beasley
 Jabari Herbert
 Eddie Ytuarte
 Joyce Roy
 Richard Nevel
 Arthur Levy
 Ladd Baldwin
 James Vann
 Yvonne Smith
 Alex Tourbus
 Sherrie Russel
 Guy Green
 Connie Payne
 Marlyn Harris
 Bob Tuck
 Marcel Diallo
 Kenna Stormgipson

Public hearing closed.

Commissioner Mudge moved to certify the Environmental Impact Report, adopt the CEQA findings regarding the Certification of the EIR and adopt the mitigation monitoring reporting program, seconded by Commissioner Jang.



ACTION: On the motion: 6 ayes (Franklin, Jang, Killian, Lee, McClure, Mudge), 1 noe (Lighty), Motion approved.

Commissioner Mudge moved approval of the five Vesting Parcel Maps with the modification to Vesting Tentative Map 8554 that the baggage wing sits on parcel 2 directing the Redevelopment Agency to use tax increment funding to purchase the baggage wing portion of parcel 2 at fair market value and to revise the conditions of approval to include preservation of the baggage wing and move to adopt conditions of approval as modified by condition number 59 eliminating the underscored language in the first two sentences of the errata sheet, moving the applicant's suggestion but further modifying that to say that within one year of the date of receipt of agency tax increment funds and/or other private funding subject to confirmation that this amendment will not jeopardize funding sources for the rehabilitation of the train station (contingent upon General Plan Amendment and Rezoning approvals), and subject to any changes that the City Council may make when it considers the proposed General Plan Amendment and Rezoning, seconded by Commissioner Killian.

ACTION: On the motion: 6 ayes (Franklin, Jang, Killian, Lee, McClure, Mudge), 1 noe (Lighty), Motion approved.

Commissioner Mudge moved to recommend to the City Council approval of (a) General Plan Amendment and (b) Wood Street Zoning District, seconded by Commissioner Lee.

ACTION: On the motion: 6 ayes (Franklin, Jang, Killian, Lee, McClure, Mudge), 1 noe (Lighty), Motion approved.

Commissioner Mudge moved to recommend to the Redevelopment Agency approval of the amendments to the Oakland Army Base Redevelopment Plan.

ACTION: On the motion: 6 ayes (Franklin, Jang, Killian, Lee, McClure, Mudge), 1 noe (Lighty), Motion approved.

COMMISSION BUSINESS

Approval of Minutes:

Correspondence

City Council Actions:

OPEN FORUM

ADJOURNMENT

12:15 AM

**GARY V. PATTON
Deputy Director of
Planning and Zoning**