

OAKLAND CITY COUNCIL

2016 JUN 24 AM 9:20 RESOLUTION No. 86244 C.M.S.

Introduced by Councilmember \_\_\_\_\_

**A RESOLUTION DENYING AN APPEAL BY OAKLAND RESIDENTS FOR RESPONSIBLE DEVELOPMENT AND THUS UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF A PROPOSAL TO CONSTRUCT 225 DWELLING UNITS OVER APPROXIMATELY 23,000 SQUARE FEET OF RETAIL LOCATED AT 2400 VALDEZ STREET, OAKLAND CA (PROJECT CASE NO. PLN15-336), INCLUDING ADOPTING CEQA EXEMPTIONS AND AN ADDENDUM (RELYING ON THE PREVIOUSLY CERTIFIED 2014 BROADWAY VALDEZ DISTRICT SPECIFIC PLAN EIR).**

**WHEREAS**, the project applicant, The Hanover Company, filed an application on October 16, 2015, to construct a 225 unit residential building over approximately 23,000 square feet of ground floor retail at 2400 Valdez Street, Oakland Ca. (Project); and

**WHEREAS**, the Design Review Committee of the Planning Commission considered the design review aspects of the Project at a duly noticed public meeting on February 24, 2016; and

**WHEREAS**, the City Planning Commission took testimony and considered the project at its duly noticed public meeting of April 20, 2016. At the conclusion of the public hearing, the Commission deliberated the matter and voted (4-0-0) to approve the Project; and

**WHEREAS** on May 2, 2016, an appeal of the Planning Commission's approval and a statement setting forth the basis of the appeal was filed by Laura Horton on behalf of Oakland residents for Responsible Development; and

**WHEREAS**, after giving due notice to the Appellant, the Applicant, all interested parties and the public, the Appeal came before the City Council at a duly noticed public hearing on June 21, 2016; and

**WHEREAS**, the Appellant, the Applicant, supporters of the application, those opposed to the application and interested neutral parties were given ample opportunity to participate in the public hearing by submittal of oral and/or written comments; and

**WHEREAS**, the public hearing on the Appeal was closed by the City Council on June 21, 2016; now, therefore be it

**RESOLVED:** That, the City Council hereby independently finds and determines that the requirements of the California Environmental Quality Act (CEQA) of 1970, as prescribed by the Secretary of Resources, and the City of Oakland's environmental review requirements, have been satisfied, and, the adoption of this resolution is exempt from CEQA pursuant to CEQA Guidelines Section 15183 and/or Section 15183.3; and furthermore none of the factors requiring further CEQA review are met and the City can rely on an Addendum to the previously Certified 2014 Broadway Valdez District Specific Plan EIR, pursuant to CEQA Guidelines section 15162-15164, each of the foregoing provides a separate and independent basis for CEQA compliance; and be it

**FURTHER RESOLVED:** That, the City Council, having heard, considered and weighed all the evidence in the record presented on behalf of all parties and being fully informed of the Application, the Planning Commission's decision, and the Appeal, finds that the Appellant has **not** shown, by reliance on evidence already contained in the record before the City Planning Commission that the Commission's decision on April 20, 2016 was made in error, that there was an abuse of discretion by the Planning Commission or that the Commission's decision was not supported by substantial evidence in the record, based on the April 20, 2016 Staff Report to the City Planning Commission and the June 21, 2016, City Council Agenda Report hereby incorporated by reference as if fully set forth herein. Accordingly, the Appeal is denied, the Planning Commission's CEQA Determination is upheld, based upon the April 20, 2016 Staff Report to the City Planning Commission and the June 21, 2016, City Council Agenda Report, each of which is hereby separately and independently adopted by this Council in full; and be it

**FURTHER RESOLVED:** That, in support of the Planning Commission's decision to approve the Project, the City Council affirms and adopts the April 20, 2016 Staff Report to the City Planning Commission (including without limitation the discussion, findings, conclusions and conditions of approval each of which is hereby separately and independently adopted by this Council in full), as well as the June 21, 2016, City Council Agenda Report, (including without limitation the discussion, findings, conclusions and conditions of approval, each of which is hereby separately and independently adopted by this Council in full), except where otherwise expressly stated in this Resolution; and be it

**FURTHER RESOLVED:** That, Condition of Approval #13 (Construction Management Plan) is revised as follows (additions are shown in underscore):

### **13. Construction Management Plan**

Prior to the submittal of a Construction Management Plan (CMP) to the City for review, the applicant shall hold a community meeting to discuss the CMP, including providing notice at least seventeen (17) days in advance to properties within 300 feet of the project site. The notice shall be generated from the latest assessor's tax roll. Additional notices shall be provided to multi-unit residential buildings that would not otherwise receive a mailed notice to the property owner or single occupant from the mailing list that would be generated by the information from the assessor's tax roll.

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a CMP for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable)

such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

**FURTHER RESOLVED:** That, the City Council finds and determines that this Resolution complies with CEQA and the Environmental Review Officer is directed to cause to be filed a Notice of Exemption and Notice of Determination with the appropriate agencies; and be it

**FURTHER RESOLVED:** That, the record before this Council relating to this application and appeal includes, without limitation, the following:

1. the application, including all accompanying maps and papers;
2. all plans submitted by the Applicant and his representatives;
3. the notice of appeal and all accompanying statements and materials;
4. all final staff reports, final decision letters and other final documentation and information produced by or on behalf of the City, including without limitation and all related/supporting final materials, and all final notices relating to the application and attendant hearings;
5. all oral and written evidence received by the City Planning Commission and City Council during the public hearings on the appeal; and all written evidence received by relevant City Staff before and during the public hearings on the application and appeal;
6. all matters of common knowledge and all official enactments and acts of the City, including, without limitation (a) the General Plan; (b) Oakland Municipal Code (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations; and be it

**FURTHER RESOLVED:** That, the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively: (a) Department of Planning & Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, 2114, Oakland CA.; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1<sup>st</sup> floor, Oakland, CA; and be it

**FURTHER RESOLVED:** That, the recitals contained in this Resolution are true and correct and are an integral part of the City Council's decision.

IN COUNCIL, OAKLAND, CALIFORNIA, June 21, 2014

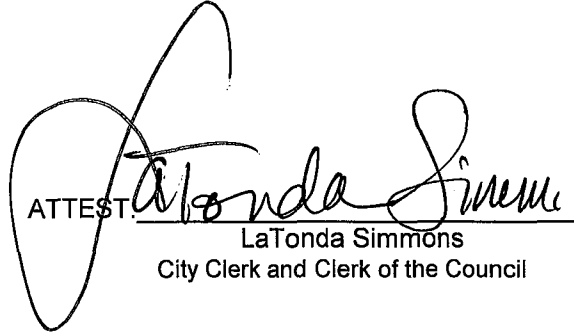
**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, AND PRESIDENT GIBSON MCELHANEY - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST.   
LaTonda Simmons  
City Clerk and Clerk of the Council