



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

**May 3, 2017
Regular Meeting**

The meeting was called to order at **6:13pm**.

ROLL CALL

Present: Limon, Manus, Myres, Pattillo, Monchamp, Weinstein, Nagraj

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #7 moved to public hearing.

Director's Report

None.

Committee Reports

Commissioner Patillo gave an overview of the Design Review Committee held immediately before this meeting.

Commission Matters

None.

City Attorney's Report

None.

OPEN FORUM

Bernadette Watts, Makedah Shartukar, Christine Boschen

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。請勿塗擦香氛產品，參加者可能對化學成分敏感。多謝。



CONSENT CALENDAR

The consent calendar was called at 6:26pm.

Items 1 through 5 are continued from the March 15, 2017, Planning Commission meeting.

1.	Location:	Utility pole in sidewalk adjacent to: 2101 47th Ave (towards Melrose Ave)
	Assessor's Parcel Number(s):	Adjacent to: 036-2411-012-00
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment at up to 21'-3" on a 38'-3" wooden utility pole (replacing existing 38' pole) located in the sidewalk. City light would be relocated higher up pole.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Joint Pole Authority (including PG&E)
	Case File Number:	PLN16365
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non historic property
	City Council District:	5
	Date Filed:	November 20, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Aubrey Rose, AICP at (510) 238-2071 or by email at arose@oaklandnet.com .

2.	Location:	Utility pole in sidewalk adjacent to: 1301 85th Ave (along 85th Ave near A St)
	Assessor's Parcel Number(s):	Adjacent to: 042-4253-024-03
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment at up to 21'-3" to a 43' wooden utility pole (replacing a 38' pole) located in the sidewalk.
	Applicant /Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Joint Pole Authority (including PG&E)
	Case File Number:	PLN16366
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non historic property
	City Council District:	7
	Date Filed:	November 20, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Aubrey Rose, AICP at (510) 238-2071 or by email at arose@oaklandnet.com .



3.	Location:	The public Right of Way in front of 2281 48th Ave on a JPA Utility Pole
	Assessor's Parcel Number(s):	(036-2416-004-00) nearest lot adjacent to the project site.
	Proposal:	Installation of a wireless telecommunication facility on a 38' tall wooden utility pole located in the public right-of-way. The project involves installation of one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 18' and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person / Phone Number:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16360
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunications canister antenna on an existing PG&E pole located in the public right - of- way in a residential zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new construction or conversion of small structures; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	4
	Date Filed:	November 20, 2016
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .

4.	Location:	The public Right of Way in front of 2175 Vicksburg Ave on a JPA Utility Pole
	Assessor's Parcel Number(s):	(036-2419-00-100) nearest lot adjacent to the project site.
	Proposal:	Installation of a wireless telecommunication facility on a wooden utility pole located in the public right-of-way. The project involves replacement of an existing 40' tall wood utility pole with a new class 2 PG&E pole measuring 40' tall to install one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 18' and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16361
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunications canister antenna to a replaced PG&E pole located in the public right - of- way in a residential zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; minor additions and alterations to a replaced PG&E utility pole; Exempt, Section 15302 of the State CEQA Guidelines; replacement or reconstruction of existing utility systems and/or facilities; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	4
	Date Filed:	November 20, 2016
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .



5.	Location:	The Public Right-of-Way Adjacent to 1059 86th Ave.
	Assessor's Parcel Number(s):	Nearest adjacent lot (042-4266-003-02)
	Proposal:	To establish a telecommunications facility, to enhance existing services, by attaching an antenna and equipment to a replaced wooden utility pole located in the public right-of-way (sidewalk). A new 47' tall wooden utility pole will replace an existing 47' tall wooden utility pole.
	Applicant:	Extenet Systems (California) LLC. (for T-Mobile USA, INC)
	Contact Person/ Phone Number:	Ana Gomez (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case File Number:	PLN16370
	Planning Permits Required:	Major Design Review to install a wireless Telecommunication Macro Facility on a PG&E replacement pole located in RM-1 Zone.
	General Plan:	Mixed Housing Type
	Zoning:	RM-1 Mixed Housing Type Residential Zone.
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; New construction or conversion of small structures. Exempt, Section 15183 of the State CEQA Guidelines; Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not a Potential Designated Historic Property; Survey rating: n/a
	City Council District:	7
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandnet.com .

6.	Location:	Utility pole in sidewalk adjacent to 2038 38th Avenue
	Assessor's Parcel Number(s):	Adjacent to: 032-2092-038-00
	Proposal:	To establish a telecommunications facility, to enhance existing services, by attaching an antenna and equipment to an existing wooden utility pole located in the public right-of-way (sidewalk).
	Applicant /Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case Number:	PLN16-390
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Detached Unit Residential
	Zoning:	RD-2 Detached Unit Residential Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	5
	Date Filed:	November 22, 2016
	Action to be Taken:	Approve with conditions
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .



8.	Location:	1724 Broadway
	Assessor's Parcel Number(s):	008-0623-012-00
	Proposal:	To establish a new bar/cocktail lounge within a 2,900 square-foot space and 2:00 a.m. closing time.
	Owner:	Cheng, Kou Ping KP the Stacey Y Cheng Trust
	Applicant:	Uptown Roots, LLC
	Case File Number:	PLN17017
	Planning Permits Required:	Major Conditional Use Permits for alcoholic Beverage Sale (request for Type 48 State Alcohol License); and Findings for Public Necessity or Convenience.
	General Plan:	Central Business District
	Zoning:	CBD-C
	Environmental Determination:	Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	Potential Designated Historic Property (PDHP); Survey Rating: C3
	City Council District:	3
	Status:	Pending
	Action to be Taken:	Decision on application based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandnet.com .

Item 7 was moved to public hearing due to submission of a speaker card for the item.

Motion by Commissioner Manus to approve the Consent Calendar (Items 1-6 and Item 8), seconded by Commissioner Limon.

Ayes: Limon, Manus, Myres, Patillo (Items 1-6), Monchamp (Item 8), Weinstein, Nagraj

Noes:

Abstentions: Pattillo (Item 8), Monchamp (Items 1-6)

Items 1-6 approved with 6 ayes, 0 noes, and 1 abstention.

Item 8 approved with 6 ayes, 0 noes, 1 abstention.



PUBLIC HEARINGS

This item was called at 6:28pm.

7.	Location:	310 14 th Street
	Assessor's Parcel Number(s):	008-0625-046-00
	Proposal:	To establish a new Alcoholic Beverage Sales Activity, Type 48 Bar, within the "310 Gallery," a 3,544 square foot ground floor commercial space. The proposal will have operating hours of 7:00am-12:00am Monday-Thursday, 10:00am-2:00am Friday & Saturday, and 10:00am-10:30pm Sunday.
	Applicant:	Fabian & Badelle LLC dba The 310 Gallery
	Contact Person/ Phone Number:	Brett Badelle (510) 368-2342
	Owner:	Jane Yoon/JY 14 th LLC
	Case File Number:	PLN16452
	Planning Permits Required:	Major Conditional Use Permit to allow the establishment of an Alcoholic Beverage Sales Activity; Findings of Public Convenience or Necessity in an over-concentrated area.
	General Plan:	Central Business District
	Zoning:	D-LM-2 Lake Merritt Station Area District Pedestrian 2 Commercial Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183: Projects consistent with the General Plan or Zoning.
	Historic Status:	Not a Potentially Designated Historic Property (PDHP); Survey rating: Dc3
	City Council District:	3
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandnet.com .

Staff: Jose Herrera-Preza

Public Speakers: Constance Rogers

Applicants: Brett Badelle, Julian Fabian

Motion by Commissioner Myres to affirm staff's environmental determination, approve the major conditional use permit subject to the attached findings and conditions, seconded by Commissioner Weinstein.

Ayes: Limon, Manus, Myres, Pattillo, Monchamp, Weinstein, Nagraj
Noes:

Approved with 7 ayes and 0 noes.



This item was called at 6:38pm.

9.	Project Name:	Rainbow Recreation Center Renovation and Expansion
	Location:	5800 International Boulevard (APN: 038 -3234-007-01, 008-00, 009-00, 010-01, 012-02, 013-02, 038 3235-011-00, 012-00, 020-00)
	Proposal:	Demolish a portion of the existing building and foundation and renovate and expand the facility to from 9800 sq. ft. to 13,725 sq. ft. (existing gymnasium, new multi-purpose rooms, daycare, kitchen, computer room, administrative offices) and new site improvements (new pavement, resilient play surfaces, synthetic turf, parking resurfacing, new landscaping and sod turf) on a 2.43 creek-side property.
	Applicant / Phone Number:	Denise Louie, Public Works Agency (PWA) Project Delivery City of Oakland, PWA, Engineering and Construction (510) 238-3682
	Owner:	City of Oakland
	Case File Number:	PLN16309, CP16034, T1600124
	Planning Permits Required:	Major Conditional Use Permit an expansion to a Recreation Center in the OS Zone, involving a project site of one acre or more; Regular Design Review for new construction; and Creek Protection Permit Category IV; and Related Tree Permit includes the removal of six (6) protected trees.
	General Plan:	Neighborhood Center Mixed Use; Mixed Housing Type Residential
	Zoning:	Open Space – Neighborhood Park OS (NP)
	Environmental Determination:	Exempt, State CEQA Guidelines; Section 15303, New Construction of Small Structures; Section 15332, Infill Development Projects; and Section 15183, Projects consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Not a Potential Designated Historic Property
	City Council District:	6
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or cquitevis@oaklandnet.com .

Commissioner Pattillo recused herself from this item because her firm has a business relationship with the architect.

Staff: Caesar Quitevis

Applicant: Denise Louie (Project Manager with City of Oakland Dept of Public Works), Don Kim (Architect with Byron Kim Design Works).

Public Speakers: Lonnie Scoggins, Robert Bodnar, Joyce Red, Richard Breaux, Alice Mohammed, Horace Houston

Motion by Commissioner Myres to affirm staff's environmental determination, approve the major conditional use permit, regular design review, minor variance subject to the attached conditions, requirements, and findings, seconded by Commissioner Limon.

Ayes: Limon, Manus, Myres, Monchamp, Weinstein, Nagraj

Noes:

Approved with 6 ayes and 0 noes.



Commissioner Pattillo returned and this item was called at 7:21pm.

10.	Location:	5817 Shattuck Avenue
	Assessor's Parcel Number:	015-1370-011-00
	Proposal:	To demolish existing structure (Dorsey's Locker) and construct a new 9-unit apartment development.
	Owner:	Diller Capital
	Applicant:	Jim Diller (650)269-4027
	Case Number:	PLN17-052
	Planning Permits Required:	Major Conditional Use Permit for 7 or more residential units in the RM-4 Zone (9 units proposed); and Design Review for new construction.
	General Plan:	Mixed Housing Residential
	Zoning:	RM-4 Mixed Housing Residential Zone
	Environmental Determination:	Exempt Section 15332; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
	Historic Status:	Not a Potentially Designated Historic Property (PDHP); Survey Rating: N/A
	City Council District:	1
	Finality of decision:	Appealable to City Council within 10 days
	Action to be Taken:	Decision based on staff report.
	For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .

Staff: Maurice Brenyah-Addow

Applicant: Jim Diller, Carrie Shores (Architect)

Public Speakers: Giovanna Neveu Gibson, Sarah Carson, Lelton Gibson

Motion by Commissioner Manus to affirm staff's CEQA determination, remand the project to DRC consistent with comments about exploring design character and rear relationships as described, adopt revised standard conditions of approval for hazardous materials, develop and provide rear renderings for consideration by surrounding neighbors, and prior to returning to DRC applicant and neighbors shall meet to discuss rear renderings, seconded by Commissioner Nagraj.

Ayes: Limon, Manus, Myres, Pattillo, Monchamp, Weinstein, Nagraj
Noes:

Approved with 7 ayes and 0 noes.



APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

None.

Correspondence

None.

City Council Actions

Secretary Merkamp stated that Secondary Units and West Oakland rezoning were both heard for a second reading at the City Council meeting on Tuesday May 2, 2017.

ADJOURNMENT

The meeting was adjourned at 8:27pm.

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

NEXT REGULAR MEETING: May 17, 2017