



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

**April 4, 2018
Regular Meeting**

The meeting was called to order at **6:09pm**.

ROLL CALL

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #4 has been continued to a date uncertain. Item #5 was discussed during this section of the agenda (see page 4 of these minutes).

Director's Report

Committee Reports

Commissioners Manus and Myres gave an overview of the March 28, 2018, Design Review Committee meeting.

Commission Matters

Secretary Merkamp stated that Mayor Schaaf is currently working on replacements for outgoing Commissioners

City Attorney's Report

OPEN FORUM

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。



CONSENT CALENDAR

1.	Locations:	City street light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> a) 1675 7th Street (PLN18101; APN 006-0001-001-05); Submitted 2/21/18; Zoning: CIX-1B/S-19; General Plan: Business Mix; Council District: 3 b) 2501 M L King Jr Way (PLN18102; APN: 008-0678-005-00); Submitted: 2/21/18; Zoning: RU-5; General Plan: Urban Residential; Council District: 3
	Proposal:	To consider requests for (2) applications to install new “small cell site” Monopole Telecommunications Facilities on existing city street light pole by attaching an antenna within a shroud and minimal equipment mounted on the side of the pole.
	Applicant / Phone Number:	James Singleton for Mobilitie / (650) 814-0564
	Owner:	City of Oakland
	Planning Permits Required:	Major Conditional Use Permit & Regular Design Review with 2 sets additional findings for Monopole Telecommunications Facility in/near 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 properties
	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.	Locations:	City street light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> a) 605 E 17th St / 601 Foothill Blvd (PLN18111; APN 020-0187-001-01); Submitted 2/28/18; Zoning: RM-4; General Plan: Mixed Housing Type Residential; Council District: 2 b) 347 E 18th St (PLN18114; APN 021-0223-003-01); Submitted: 2/28/18; Zoning: CN-2; General Plan: Neighborhood Center Mixed Use; Council District: 2
	Proposal:	To consider requests for (2) applications to install new “small cell site” Monopole Telecommunications Facilities on existing city street light pole by attaching an antenna within a shroud and minimal equipment mounted on the side of the pole.
	Applicant / Phone Number:	James Singleton for Mobilitie / (650) 814-0564
	Owner:	City of Oakland
	Planning Permits Required:	Major Conditional Use Permit & Regular Design Review with 2 sets additional findings for Monopole Telecommunications Facility in/near 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 properties
	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:	Utility pole in public right-of-way (sidewalk) adjacent to: <ul style="list-style-type: none"> • a) 1151 Elmhurst Avenue. (PLN18-049, APN:044-4982-021-00). Zone: RM-1, Land Use: Mixed Housing Type Residential; • b) 9412 D Street (PLN18-050 APN: 044-4983-025-01) Zone: RM-1, Land Use: Mixed Housing Type Residential; • c) 1276 96th Avenue (PLN18-051, APN:044-4960-001-00) Zone: RM-1, Land Use: Mixed Housing Type Residential.
	Proposal:	To establish (3) wireless "small cell site" Macro Telecommunication Facilities on existing utility light poles located in the Public Right-of-Way.
	Permits Required:	Regular Design Reviews for Macro Telecommunication Facilities in Residential Zone.
	Applicant:	Ana Gomez-Abarca/Black & Veatch & Extenet (for: T-Mobile) (913)458-9148
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic poles
	City Council District:	7
	For further information:	Contact Case Planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .

The Consent Calendar was called at **6:52pm**.

Motion by Commissioner Myres to approve the Consent Calendar, seconded by Commissioner Manus.

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

Noes:

Abstentions: Monchamp

Approved with 6 ayes, 0 noes, and 1 abstention.



PUBLIC HEARINGS

5.	Location:	2956 International Blvd, 3007 E 15th St, and 1443 Derby St
	Assessor's Parcel Number(s):	025-0720-007-02; 025-0720-001-00; and 025-0720-002-01
	Proposal:	To construct a 45,942 square foot three-story Kindergarten-8 th Grade public charter school for up to 620 students and 51 employees with a rooftop deck, outdoor field and playground space as well as an onsite double-lane driveway for drop-off and pick-up queuing.
	Applicant:	Aspire Schools
	Contact Person/ Phone Number:	Chris Grant (208) 577-2768 and Casey Hoffman (510) 434-5522
	Owner:	TCP CS Holdings I LLC, CS Campur 17 LLC, and City of Oakland
	Case File Number:	PLN15398
	Planning Permits Required:	Regular Design Review to construct a public charter school. Major Conditional Use Permit for construction of more than 25,000 square feet of non-residential floor area. Minor Conditional Use Permit to establish a Community Education Activity in the RM-4 Zone. Minor Variances for (1) a proposed building height of 49 feet where 35 feet is permitted; (2) a front yard setback of three feet where 15 feet is required; (3) a street side yard setback of zero feet where four feet is required; and (4) a 23-foot-high living wall on the side and rear property line where 8 feet is permitted. A Shared Parking Agreement for required parking on the adjacent lot.
	General Plan:	Mixed Housing Type and Community Commercial
	Zoning:	RM-4 Mixed Housing Type Residential
	Environmental Determination:	Section 15183.3: Streamlining for Infill Projects and Section 15183: projects consistent with a community plan, general plan, or zoning. The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, 2nd Floor or online. The CEQA Analysis document for the Aspire Project can be viewed here: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 (Aspire CEQA Analysis) The CEQA analysis relied upon in making the Environmental Determination and incorporated by reference within the CEQA Analysis document including the LUTE (Land Use Transportation Element), and Central City East Redevelopment Plan EIRs that can be viewed here: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158 (LUTE / Item #1) http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/dowd007548.pdf (Central City East Redevelopment Plan)
	Historic Status:	No historic record
	City Council District:	5
	Date Filed:	12/15/15 (Revised plans submitted 3/5/18)
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Michael Bradley at (510) 238-6935 or by email at mbradley@oaklandnet.com .

Item #5 was called at **6:10pm**.

Staff: Michael Bradley, Heather Klein

Applicant: Chris Grant

Public Speakers: Sophia Marshall, Fatima Morales, Daniela Morales, Nahomy Medina, Olga Pelayo, Steve Lovato.



(Item #5, continued)

Motion by Commissioner Myres to continue this item to a date certain of April 18, 2018, and in that time there shall be dialogue between City staff and the Applicant regarding the Applicant’s requested changes as received today and the questions and comments made by the Commission including Design Review perview and design of blank walls, consistency with other Charter School approvals, and modifications or clarification of the drop-off process, seconded by Commissioner Fearn.

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

Approved with 7 ayes and 0 noes.

This item has been continued to a date uncertain.

4. Location:	0 Mandela Parkway. Vacant parcel located across from the neighboring property at 3650 Mandela Parkway and next to Beach St and Target store.
Assessor’s Parcel Number(s):	007-0617-014-05
Proposal:	To construct a six-story building (“Mandela Hotel”) consisting of 220 rooms measuring approximately 142,813 square feet of floor area with a two-level underground parking garage and a surface parking area totaling 166 parking spaces.
Applicant / Phone Number:	Joanne Park, Lead Architect, Architectural Dimensions (510) 463-8300
Hotel Operators:	Tulsee Nathu & Paval Nathu
Property Owner:	State of California
Case File Number:	PLN16394
Planning Permits Required:	1) Major CUP for non-residential projects with more than 25,000 square feet of floor area; 2) Minor CUPs transient habitation (hotels) and non-residential tandem parking; 3) Regular Design Review for new building construction; and 4) Minor Variance for front yard setback reduction.
General Plan / Specific Plan:	Regional Commercial / West Oakland Specific Plan (WOSP)
Zoning:	CR-1, Regional Commercial Zone
Environmental Determination:	A detailed CEQA (California Environmental Quality Act) Analysis was prepared for this project, which concluded that the proposed development project satisfies each of the following CEQA Guidelines: (A) 15332—Urban Infill Development; (B) 15183—Projects Consistent with a Community Plan, General Plan, or Zoning; (C) 15183.3—Streamlining for Infill Projects; (D) 15164—Addendum to EIRs; and (E) 15168 and 15180—Program EIRs and Redevelopment Projects. Each of the foregoing provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, 2nd Floor or online. The CEQA Analysis document for the 0 Mandela Parkway Project can be viewed here: http://www2.oaklandnet.com/government/6/PBN/OurServices/Application/DOWD009157 (Mandela Parkway CEQA Analysis) The CEQA analysis relied upon in making the Environmental Determination and incorporated by reference within the CEQA Analysis document including the LUTE (Land Use Transportation Element), and West Oakland Redevelopment Plan EIRs that can be viewed here: http://www2.oaklandnet.com/government/6/PBN/OurServices/Application/DOWD009158 (LUTE / Item #1) http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/dowd007642.pdf (West Oakland Redevelopment Plan)
Historic Status:	Non-historic Property
City Council District:	3
Date Filed:	11/28/16
Action to be Taken:	Decision based on staff report
For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandnet.com .



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Motion by Commissioner Myres to approve the November 15, 2017, meeting minutes, seconded by Commissioner Manus.

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

Noes:

Abstentions: Nagraj

Approved with 6 ayes, 0 noes, and 1 abstention.

Motion by Commissioner Myres to approve the January 10, 2018, meeting minutes, seconded by Commissioner Manus.

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

Noes:

Approved with 7 ayes and 0 noes.

Motion by Commissioner Monchamp to approve the March 7, 2018, meeting minutes, seconded by Commissioner Manus.

Ayes: Manus, Fearn, Limon, Monchamp, Nagraj

Noes:

Abstentions: Weinstein, Myres

Approved with 5 ayes, 0 noes, and 2 abstention.

Motion by Commissioner Myres to approve the March 21, 2018, meeting minutes, seconded by Commissioner Manus.

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

Noes:

Abstentions: Nagraj

Approved with 6 ayes, 0 noes, and 1 abstention.



Correspondence

City Council Actions

ADJOURNMENT

The meeting was adjourned at **6:54pm.**

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

NEXT REGULAR MEETING: April 18, 2018

Revised March 26, 2018, to reflect re-ordering of public hearing items. Item #5 will be heard before Item #4 due to language translation needs.

Revised March 28, 2018, to reflect continuance of Item #4 to a date uncertain.