



*Jahmese Myres, Chair
Amanda Monchamp, Vice-Chair
Jonathan Fearn
Nischit Hegde
Tom Limon
Clark Manus
Sahar Shirazi*

**December 19, 2018
Regular Meeting**

The meeting was called to order at **6:07pm**.

ROLL CALL

Present: Hegde, Limon, Shirazi, Manus, Fearn, Myres
Excused: Monchamp

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Report by PBD Director William Gilchrist and HCD Director Michelle Byrd

Committee Reports

Commissioner Manus gave an overview of the DRC meeting held immediately before this meeting.

Commission Matters

City Attorney's Report

OPEN FORUM

Kathy Kuhner, Nino Parker.

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 pole in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 1232 98th Ave (PLN18226APN: 044-4973-005-00); General Plan: Mixed Housing Type Residential; Zoning: RM-4; Council District: 7; Submittal date: 5/29/18 • b) 5731 Bancroft Ave (PLN18474; APN: 038-3184-002-00); General Plan: Mixed Housing Type Residential; Zoning: RM-4; Council District: 6; Submittal date: 11/12/18
	Proposal:	To consider requests for two (2) applications to install a new “small cell site” Monopole Telecommunications Facility on a City street light pole by attaching antenna and equipment.
	Applicant / Phone Number:	Ms. Ana Gomez / Black & Veatch (for: Extenet)
	Owner:	City of Oakland
	Planning Permit Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility; Regular Design Review with additional findings; Minor Variance for Monopole exceeding 1:1 height/setback to residential lot line
	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
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandca.gov .

This item has been continued to a date uncertain.

2.	Locations:	City street light pole in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 735 E 15th St (PLN18509; APN: 020-0136-003-00); General Plan: Mixed Housing Type Residential; Zoning: RM 4; Council District: 2; Submittal date: 11/27/18 • b) 3921 E 12th St (PLN18510; APN: 033-2161-002-00); General Plan: Mixed Housing Type Residential; Zoning: RM 1; Council District: 5; Submittal date: 11/27/18
	Proposal:	To consider requests for two (2) applications to install a new “small cell site” Monopole Telecommunications Facility on a City street light pole by attaching antenna and equipment.
	Applicant / Phone Number:	Mr. James Singleton / Mobilitie (650) 814-0564
	Owner:	City of Oakland
	Planning Permit Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility; Regular Design Review with additional findings; Minor Variance for Monopole exceeding 1:1 height/setback to residential facility
	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
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandca.gov .



3.	Locations:	Wooden utility pole in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 1900 101st Ave (PLN18506; APN: 047-5502-020-00); General Plan: Detached Unit Residential; Zoning: RD-1; Council District: 7; Submittal date: 11/26/18 • b) 1607 Church St (PLN18507; APN: 039-3251-031-00); General Plan: Detached Unit Residential; Zoning: RD-1; Council District: 6; Submittal date: 11/26/18
	Proposal:	To consider requests for two (2) applications to install a new “small cell site” Macro Telecommunications Facility on a JPA wooden utility pole by attaching antenna and equipment.
	Applicant / Phone Number:	Ms. Ari Gibanov / Nexius (916) 910-5264
	Owner:	Extenet, et al.
	Planning Permit Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	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
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandca.gov .

4.	Location:	2410 Valdez Street
	Assessor’s Parcel Number(s):	008-0671-027-02; -026-00
	Proposal:	To establish a bar on the ground floor of a new commercial space to include the sale of beer and cider. The bar/tasting room is proposed to operate daily from 11:00am to 12:00am.
	Applicant/Phone Number:	Modern Times Drinks, Inc./ Rob Andrews (949) 422-1350
	Owner:	2400 Valdez LLC
	Case File Number	PLN18396
	Planning Permits Required:	Major Conditional Use Permit with additional findings including Public Convenience or Necessity for Alcoholic Beverage Sales Commercial Activity.
	General Plan:	Central Business District
	Zoning:	D-BV-1
	Environmental Determination:	Exempt, 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:	Non-Historic Property
	City Council District:	3
	Date Filed:	September 25, 2018
	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 Brittany Lenoir, Planner I at (510) 238-4799 or blenoir@oaklandca.gov .



5.	Location:	1026 12th Street “Lowell Park”
	Assessor’s Parcel Number(s):	004-0013-016-02
	Proposal:	Lighting and electrical equipment upgrades to “Lowell Park”. Improvements include new athletic field lights with pole heights of 30’, 60’ and 70’.
	Applicant:	Office of Public Works – Project Delivery Division
	Contact Person/ Phone Number:	Christine Reed - (415) 990-0379
	Owner:	City of Oakland
	Case File Number:	PLN18347
	Planning Permits Required:	Major Variance to allow Athletic Field Lights in a Neighborhood Park (NP) O.P.C. 17.148.020(A)(1).
	General Plan:	Urban Park and Open Space
	Zoning:	OS Open Space Zone (NP) / S-20 Historic Preservation District
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor Alterations to Existing Facilities; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	OCHS Survey rating: Local Register
	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@oaklandca.gov .

6.	Location:	School Street & Coolidge Avenue “Curt Flood Park”
	Assessor’s Parcel Number(s):	028-0913-001-02
	Proposal:	Lighting and electrical equipment upgrades to “Curt Flood Park”. Improvements include new athletic field lights with pole heights of 30’, 60’ and 70’.
	Applicant:	Office of Public Works – Project Delivery Division
	Contact Person/ Phone Number:	Christine Reed - (415) 990-0379
	Owner:	City of Oakland
	Case File Number:	PLN18348
	Planning Permits Required:	Major Conditional Use Permit to allow Athletic Field Lights in an Athletic Field (AF) O.P.C. 17.134.020(A)(3)(e).
	General Plan:	Institutional
	Zoning:	OS Open Space Zone (AF)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor Alterations to Existing Facilities; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	OCHS Survey rating: C3
	City Council District:	4
	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@oaklandca.gov .



7.	Location:	1075 62nd Street “Golden Gate Park”
	Assessor’s Parcel Number(s):	016-1442-040-01
	Proposal:	Lighting and electrical equipment upgrades to “Golden Gate Park”. Improvements include new athletic field lights with pole heights of 30’, 60’ and 70’.
	Applicant:	Office of Public Works – Project Delivery Division
	Contact Person/ Phone Number:	Christine Reed - (415) 990-0379
	Owner:	City of Oakland
	Case File Number:	PLN18349
	Planning Permits Required:	Major Variance to allow Athletic Field Lights in a Neighborhood Park (NP) O.P.C. 17.148.020(A)(1).
	General Plan:	Urban Park and Open Space
	Zoning:	OS Open Space Zone (NP)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor Alterations to Existing Facilities; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	OCHS Survey rating: X
	City Council District:	1
	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@oaklandca.gov .

8.	Location:	1001 “E” Street “Tassafaronga Park”
	Assessor’s Parcel Number(s):	042-4546-002-00
	Proposal:	Lighting and electrical equipment upgrades to “Tassafaronga Park”. Improvements include new athletic field lights with pole heights of 30’, 60’ and 70’.
	Applicant:	Office of Public Works – Project Delivery Division
	Contact Person/ Phone Number:	Christine Reed - (415) 990-0379
	Owner:	City of Oakland
	Case File Number:	PLN18350
	Planning Permits Required:	Major Variance to allow Athletic Field Lights in a Neighborhood Park (NP) O.P.C. 17.148.020(A)(1).
	General Plan:	Urban Park and Open Space
	Zoning:	OS Open Space Zone (NP)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor Alterations to Existing Facilities; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	OCHS Survey rating: X
	City Council District:	7
	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@oaklandca.gov .



The Consent Calendar was called at 6:21pm.

Motion by Commissioner Manus to approve the Consent Calendar (Items #1 and #3 through #8), seconded by Commissioner Hegde.

Ayes: Hegde, Limon, Shirazi, Manus, Fearn, Myres

Noes:

Approved with 6 ayes and 0 noes.

PUBLIC HEARINGS

This item has been continued to a date uncertain.

9.	Location:	5900 Shattuck Avenue
	Assessor's Parcel Number(s):	015-1374-015-00
	Proposal:	To legalize the conversion of an existing two-story commercial building into eight residential dwelling units.
	Applicant:	LADC Consulting Inc. — Qing Li
	Contact Person/ Phone Number:	Qing Li. (408)642-1539
	Owner:	Suk Hee Yoo
	Case File Number:	PLN18280
	Planning Permits Required:	Regular Design Review to create eight dwelling units; Major Conditional Use Permit to create eight dwelling units in the RM 4 Zone; Minor Variances for (1) a 0' side yard setback where 4' are required; (2) a rear yard setback of 11' 9" where 15' are required; and (3) for 675 square feet of group open space where 1,050 square feet is required.
	General Plan:	Mixed Housing Type
	Zoning:	RM 4 Mixed Housing Type Residential 4
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to existing facilities; Section 15183: projects consistent with a community plan, general plan, or zoning.
	Historic Status:	No historic status, rating: X
	City Council District:	4
	Date Filed:	7/2/18
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Michael Bradley at (510) 238-6935 or by email at mbradley@oaklandca.gov .



10.	Location:	801 Pine Street. The vacant parcel is bounded by Pine S, 9 th St, Shorey St, and Frontage Rd and is located in West Oakland.
	Assessor’s Parcel Number(s):	006-0047-001-00
	Proposal:	To construct two- and five-story detached mixed-use buildings consisting of supportive housing with administrative offices, market-rate and affordable residential units, and a light industrial maker space, including rear uncovered parking lot on a vacant parcel at 801 Pine St. The proposal also requires construction of a shared-access driveway, a portion of which is proposed on City-owned land over which the project applicant would need to obtain access rights as a condition of approval.
	Applicant/Phone Number:	Jamie Hiteshew & Kevin Brown – Holliday Development LLC (510) 588-5147
	Owner:	State Department of Transportation and City of Oakland
	Case File Number:	PLN18252
	Planning Permits Required:	Major Conditional Use Permit for 150 feet expansion for residential uses; Conditional Use Permit for Planned Unit Development & Final Development Plan; Conditional Use Permit for a rear shared-access driveway; Vesting Tentative Parcel Map for a four-parcel subdivision; and Regular Design Review for new building construction.
	General Plan:	Housing & Business Mix; and Business Mix
	Specific Plan:	West Oakland Specific Plan Area (WOSP)
	Zoning:	HBX-4, Housing & Business Mix Commercial Zone; CIX-1B/S-19, West Oakland Plan Area Commercial Industrial Mix-1B Industrial Zone/Health and Safety Protection Combining Zone.
	Environmental Determination:	A detailed CEQA Analysis was prepared for this project which concluded that the proposed development satisfies each of the following 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 & 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 office at 250 Frank H Ogawa Plaza, 2 nd Floor or online as Item #78 at http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 . The CEQA analysis relied upon in making the Environmental Determination and incorporated by reference within the CEQA analysis document including the Land Use Transportation Element (LUTE) and West Oakland Redevelopment Plan EIRs can be viewed online at http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158 (LUTE Item 1) and 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:	06/19/18
	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 mrivera@oaklandca.gov .

Item #10 was called at 6:22pm.

Staff: Mike Rivera

Applicant: Rick Holliday, Marcus Johnson, David Baker, Ken Lowney

Public Speakers: Mark Donahue, Tangie Wilbert, Scott Elder, Milo Trauss, Violet Henderson, John Sander.



(Item #10, continued)

Motion by Commissioner Shirazi to affirm staff’s environmental determination and adopt the attached CEQA findings, and approve the project, including Conditional Use Permit, PUD, FDP for Phase I, Tentative Parcel Map, and Regular Design Review, subject to the attached findings and conditions (including SCAMMRP), seconded by Commisisoner Limon.

Ayes: Hegde, Limon, Shirazi, Manus, Fearn, Myres

Noes:

Approved with 6 ayes and 0 noes.

11.	Location:	Howard Terminal, 1 Market Street
	Assessor’s Parcel Number(s):	018-0405-001-00; -002-00; & -004-00; and 018-0410-001-04; -001-05; -003-00; -005-00; -006-01; -006-02; -007-00 & -008-00
	Proposal:	Scoping session for a proposal to construct an approximately 35,000-person capacity Major League Baseball park for the Oakland Athletics. The proposal will also include ancillary development that will include up to 2.27 million square feet of commercial development, up to 4,000 residential dwelling units, a new hotel with approximately 400 rooms, and a new performance venue with a capacity of approximately 3,500 individuals. Please see the Notice of Preparation (NOP) for more in depth detail of the project description. The NOP can be viewed online at: https://www.oaklandca.gov/documents/notice-of-preparation-of-draft-eir-for-the-oakland-waterfront-ballpark-district-project
	Applicant:	Oakland Athletics Investment Group, LLC
	Contact Person/Phone Number:	Noah Rosen – (510) 746-4406
	Case File Number:	ER18016
	General Plan:	General Industry
	Zoning:	IG
	Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A NOP to prepare the EIR was published on November 30, 2018. The comment period for the NOP ends on January 7, 2019.
	Historic Status:	Potential Designated Historic Property (PDHP), survey rating A1+, PG&E Station C - Area of Primary Importance (API)
	City Council District:	3
	Action to be Taken:	Receive public and Commission comments about what information and analysis should be included in the EIR.
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

Item #11 was called at 7:11pm.

Staff: Pete Vollmann

Applicant: Dave Kaval

Public Speakers: Paul Brekke-Miesner, Rob Stoker, Mercedes Rodriguez, Daniel Levy, William Purcell, Chris Iglesias, Savlan Hauser, Marshawn Lynch, Christopher Dobbins, Milo Trauss, Mike Jacob, Kenny Au-Yeung, Carl Chan, Lauren Westreich.



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT

The meeting was adjourned at **8:07pm.**

NEXT REGULAR MEETING: January 16, 2019

Minutes prepared by Jonathan Arnold