



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

**January 10, 2018**  
**Regular Meeting**

The meeting was called to order at **6:01pm**.

**ROLL CALL**

**Present:** Manus, Fearn, Limon, Weinstein, Monchamp, Myres, Nagraj

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

**Agenda Discussion**

Item #6 was continued to a date uncertain.

**Director's Report**

**Committee Reports**

**Commission Matters**

**City Attorney's Report**

**OPEN FORUM**

Michael Coleman.

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*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 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

<b>1.</b>	<b>Location:</b>	<b>The public right-of-way adjacent to 6898 Chabot Rd on a JPA Utility Telephone Pole</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048A-7093-003-01 (nearest lot adjacent to the project site)</b>
	<b>Proposal:</b>	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 24' tall wood utility pole with 50'-9" tall pole and installation of 1) one antenna within a canister shroud measuring 4'-9" tall and 2'-6" in diameter at a height of 50'-9"; 2) two radio units mounted at a height of 17'-9"; two diplexers; and 3) one cabinet and related equipment mounted 14'-6" above ground.
	<b>Applicant:</b>	On Air for Verizon Wireless
	<b>Contact Person/ Phone Number:</b>	Aaron Salers (707) 320-7248
	<b>Owner:</b>	Pacific Gas & Electric (PG&E)
	<b>Case File Number:</b>	<b>PLN17422</b>
	<b>Planning Permits Required:</b>	Major Design Review to install a wireless Macro Telecommunications Facility on a replaced PG&E pole located in the public right -of- way in a residential zone.
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-3 Hillside Residential-3
	<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines; minor additions and alterations to a replaced PG&E utility pole; Section 15302: replacement or reconstruction of existing utility systems and/or facilities; Section 15183: projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	No Historic Record – Utility Pole
	<b>City Council District:</b>	1
	<b>Date Filed:</b>	October 23, 2017
	<b>Finality of Decision:</b>	Appealable to City Council within 10 Days
	<b>For Further Information:</b>	Contact Case Planner <b>Jason Madani</b> at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b>	<b>The public right-of-way in front of 1529 55<sup>th</sup> Ave on a JPA Utility Telephone Pole</b>
	<b>Assessor's Parcel Number(s):</b>	<b>035-2368-026-00 (nearest lot adjacent to the project site)</b>
	<b>Proposal:</b>	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 43' tall wood utility pole with 51' tall pole and installation of one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 24' and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	<b>Applicant:</b>	Black & Veatch for Extenet Systems
	<b>Contact Person/ Phone Number:</b>	Ana Gomez of Black & Veatch (913) 458-9148
	<b>Owner:</b>	Pacific Gas & Electric (PG&E)
	<b>Case File Number:</b>	<b>PLN16384</b>
	<b>Planning Permits Required:</b>	Major Design Review to install a wireless Macro Telecommunications Facility on a replaced PG&E pole located in the public right -of- way in a residential zone.
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD-1 Detached Unit Residential-1
	<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines; minor additions and alterations to a replaced PG&E utility pole; Section 15302: replacement or reconstruction of existing utility systems and/or facilities; Section 15183: projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	No Historic Record – Utility Pole
	<b>City Council District:</b>	6
	<b>Date Filed:</b>	November 22, 2016
	<b>Finality of Decision:</b>	Appealable to City Council within 10 Days
	<b>For Further Information:</b>	Contact Case Planner <b>Jason Madani</b> at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a> .



<b>3.</b>	<b>Location:</b>	<b>Utility pole in public right-of-way adjacent to 3065 Monterey Blvd.</b>
	<b>Assessor's Parcel Number(s):</b>	<b>Nearest adjacent lot 029-1061-006-03</b>
	<b>Proposal:</b>	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna up to 50'-4" on a wooden utility pole and one ground equipment cabinet located in the public right-of-way.
	<b>Applicant / Phone Number:</b>	Christy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	<b>PLN17461</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Regular Design Review with additional findings for Macro Telecommunications Facility with ground equipment cabinet in Residential Zone
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	Hillside Residential - 4 Zone (RH-4)
	<b>Environmental Determination:</b>	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
	<b>Historic Status:</b>	Non-historic pole
	<b>City Council District:</b>	4
	<b>Date Filed:</b>	November 10, 2017
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
	<b>For Further Information:</b>	Contact case planner <b>Marilyn Garcia</b> at (510) 238-5217 or by email at <a href="mailto:mgarcia2@oaklandnet.com">mgarcia2@oaklandnet.com</a> .

<b>4.</b>	<b>Location:</b>	<b>Utility pole in public right-of-way adjacent to 2820 Mountain Blvd.</b>
	<b>Assessor's Parcel Number(s):</b>	<b>Nearest adjacent lot 029-1260-007-03</b>
	<b>Proposal:</b>	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna up to 56'-4" on a wooden utility pole and one ground equipment cabinet located in the public right-of-way.
	<b>Applicant / Phone Number:</b>	Christy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	<b>PLN17462</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Regular Design Review with additional findings for Macro Telecommunications Facility with ground equipment cabinet in Residential Zone
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	Hillside Residential - 4 Zone (RH-4)
	<b>Environmental Determination:</b>	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
	<b>Historic Status:</b>	Non-historic pole
	<b>City Council District:</b>	4
	<b>Date Filed:</b>	November 10, 2017
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
	<b>For Further Information:</b>	Contact case planner <b>Marilyn Garcia</b> at (510) 238-5217 or by email at <a href="mailto:mgarcia2@oaklandnet.com">mgarcia2@oaklandnet.com</a> .



<b>5.</b>	<b>Location:</b>	<b>Utility pole in public right-of-way adjacent to 5506 Thornhill Drive</b>
	<b>Assessor's Parcel Number(s):</b>	<b>Nearest adjacent lot 048F-7362-001-00</b>
	<b>Proposal:</b>	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna up to 69'-10" and equipment mounted on the side on a wooden utility pole located in the public right-of-way.
	<b>Applicant / Phone Number:</b>	Christy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	<b>PLN17463</b>
	<b>Planning Permits Required:</b>	Regular Design Review with additional findings for Macro Telecommunications Facility in Residential Zone
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	Hillside Residential - 4 Zone (RH-4)
	<b>Environmental Determination:</b>	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
	<b>Historic Status:</b>	Non-historic pole
	<b>City Council District:</b>	4
	<b>Date Filed:</b>	November 10, 2017
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
	<b>For Further Information:</b>	Contact case planner <b>Marilu Garcia</b> at (510) 238-5217 or by email at <a href="mailto:mgarcia2@oaklandnet.com">mgarcia2@oaklandnet.com</a> .

<b>7.</b>	<b>Location:</b>	<b>526 8<sup>th</sup> Street (right side space on ground floor)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>001-0203-009-00</b>
	<b>Proposal:</b>	To establish a bar featuring small events by customers in a 1,600 square-foot space with a 2:00 A.M. closing time.
	<b>Applicant / Phone Number:</b>	Mr. Ricardo Summers (415) 488-7803
	<b>Owner:</b>	Green Group LP
	<b>Case File Number:</b>	<b>PLN17460</b>
	<b>Planning Permits Required:</b>	Major and Minor Conditional Use Permits with additional findings including Public Convenience or Necessity for 'Alcoholic Beverage Sales' & 'Personal Instruction and Improvement' Commercial Activities Central Business District
	<b>General Plan / Zoning:</b>	CBD-P Central Business District Pedestrian Retail / S-7 Preservation Combining Zone
	<b>Environmental Determination:</b>	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
	<b>Historic Status:</b>	Designated Historic Property; Survey rating: C1+ / Contributor, Area of Primary Importance (Old Oakland)
	<b>City Council District:</b>	3
	<b>Date Filed:</b>	November 8, 2017
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council within 10 days</i>
	<b>For Further Information:</b>	Contact case planner <b>Aubrey Rose AICP</b> at (510) 238-2071 or by email at <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a> .

The Consent Calendar was called at **6:05pm.**

Motion by Commisisoner Manus to approve the Consent Calendar (Items #1-#5 and #7), seconded by Commissioner Fearn.

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

**Noes:**

**Abstentions:** Monchamp

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



**PUBLIC HEARINGS**

<b>8.</b>	<b>Location:</b>	<b>325 – 22<sup>nd</sup> St</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>008-0653-008-00, -009-00, -015-01</b>
	<b>Proposal:</b>	High-rise commercial and office building
	<b>Applicant:</b>	CIM Group, Sean Buran (323) 860-1811
	<b>Owner:</b>	CIM Group
	<b>Case File Number:</b>	<b>PLN17384/ER16016</b>
	<b>Planning Permits Required:</b>	Design Review, Major CUP, Minor Variance for setback
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-C (Central Business District Commercial Zone)
	<b>Environmental Determination:</b>	Addendum to 2011 CDURP Amendments EIR (PRC 21166, CEQA Guidelines Sections 15162, 15164, 15168, 15180); CEQA Exemption (CEQA Guidelines Sections 15332, 15168, and 15180); Document can be found and reviewed at this link (see item #69): <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157</a> .
	<b>Historic Status:</b>	None (surface parking lot).
	<b>City Council District:</b>	3 – Lynette Gibson McElhaney
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact case planner <b>Catherine Payne</b> at <b>(510) 238-6168</b> or by email at <a href="mailto:cpayne@oaklandnet.com">cpayne@oaklandnet.com</a> .

Commissioner Monchamp recused herself and Item #8 was called at **6:06pm**.

**Staff:** Catherine Payne

**Applicant:** Sean Buran, Sarah Kiehl

**Public Speakers:** None.

Motion by Commisisoner Manus to 1) find that the 2 Kaiser Plaza project is subject to an addendum to 2011 CDURP Amendments EIR (PRC 21166, CEQA Guidelines Sections 15162, 15164, 15168, 15180); CEQA exemption (CEQA Guidelines Sections 15332, 15168, and 15180), consistent with the findings included in this staff report and elsewhere in the administrative record; 2) approve non-residential facility Design Review of the proposed project options for 2 Kaiser Plaza, consistent with the findings included in this staff report and elsewhere in the administrative record; 3) Approve a Major CUP for a building with over 100,000 square feet of new floor area in the CBD-C Zone, consistent with the findings included in this staff report and elsewhere in the administrative record; 4) Approve a Minor Variance for a) a 30-foot setback where only up to five feet is permitted, consistent with the findings included in this staff report and elsewhere in the administrative record, and b) a reduction in the number of required on-site loading spaces, consistent with the findings included in this staff report and elsewhere in the administrative record; and 5) Require further review of Option A by the Design Review Committee should the applicant pursue development of that scheme, and with the elimination of Condition of Approval #15a, seconded by Commissioner Weinstein.

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

**Noes:**

Approved with 6 ayes and 0 noes.



<b>9.</b>	<b>Location:</b>	<b>Brooklyn Basin (formerly known as “Oak to 9th Avenue”); specifically, remaining parks.</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>018-0430-001-18; 018-0430-001-12; 018-0460-004-04</b>
	<b>Proposal:</b>	Two Final Development Permits (FDPs) for approx. 20 acres of parks (all remaining parks).
	<b>Applicant:</b>	ZOHP, (510)251-9270
	<b>Owner:</b>	Port of Oakland/ZOHP
	<b>Case File Number:</b>	<b>PUD06010-PUDF07 &amp; -PUDF08</b>
	<b>Planning Permits Required:</b>	FDP, compliance with CEQA.
	<b>General and Estuary Plan:</b>	Estuary Policy Plan-Parks (EPP-Parks).
	<b>Zoning:</b>	Open Space (Region-Serving Park) (OS (RSP))
	<b>Environmental Determination:</b>	Final EIR certified on January 20, 2009
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	2 – Abel Guillen
	<b>Action to be Taken:</b>	Design review discussion; no decision to be considered.
	<b>Finality of Decision:</b>	Not applicable.
	<b>For further information:</b>	Contact case planner <b>Catherine Payne</b> at <b>510-238-6168</b> or by e-mail at <a href="mailto:cpayne@oaklandnet.com">cpayne@oaklandnet.com</a> .

Commissioner Monchamp returned and Item #9 was called at **6:34pm**.

**Staff:** Catherine Payne

**Applicant:** Patrick Van Ness, Sarah Kiehl

**Public Speakers:** None.

Motion by Commissioner Limon to, 1) pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference), rely on the Oak to Ninth Avenue Project EIR as adequate under CEQA for analysis of the revision to the Shoreline Park FDP; 2) Approve a Final Development Permit for Phase 2 Brooklyn Basin Park (Gateway Park), Case File PUD06010-PUDF07; and 3) Approve a Final Development Permit for Phases 3 and 4 Brooklyn Basin Parks (South and Channel Parks), Case File PUD06010-PUDF08, seconded by Commissioner Monchamp.

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

**Noes:**

Approved with 7 ayes and 0 noes.



<b>10.</b>	<b>Location:</b>	<b>2044 Franklin St</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008-0651-018-01</b>
	<b>Proposal:</b>	Proposal to construct a new 29 story mixed use primary building containing 179 residential units with a secondary low rise 3-story townhouse building with 5 units and ground floor commercial. The entire project would have 184 units approximately 57,000 square feet of office and 6,750 square feet of commercial at the ground floor.
	<b>Applicant:</b>	RAD Urban, Lin-Chuin Loh (510) 343-5593
	<b>Owner:</b>	Village Glen Oakland 2 LLC
	<b>Case File Number:</b>	<b>PLN17050</b>
	<b>Planning Permits Required:</b>	This proposal will require a Regular Design Review permit for new construction; Major Conditional Use Permit for development exceeding 200,000 square feet; a Tentative Parcel Map to merge two lots and three minor variances for loading, driveway access on the primary street and for a reduction in the amount of landscaping in the public open space.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-C; Height Area 7 (No Limit) Central Business District
	<b>Environmental Determination:</b>	A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guidelines: (1) 15332- Urban Infill Development, (2) 15300.2 (Exceptions), (3) 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; (4) 15183.3 Quality Infill Streaming. 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, during regular business hours, or it can be found as Item #70 on the City's Environmental Review Documents webpage via the following link: <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157</a>
	<b>Historic Status:</b>	Non-historic Property
	<b>City Council District:</b>	3
	<b>Finality of Decision:</b>	Appealable to City Council within 10 Days
	<b>For Further Information:</b>	Contact case planner <b>Rebecca Lind</b> at (510) 238-3472 or by email at <a href="mailto:rlind@oaklandnet.com">rlind@oaklandnet.com</a> .

Item #10 was called at 7:00pm.

**Staff:** Rebecca Lind

**Applicant:** Dan Germain, Jason Laub

**Public Speakers:** Henry Fullmore, Evella Holt, Matt Regan, Francisco Del Toro, Jacob Adiarte, Victoria Fierce

Motion by Commissioner Fearn to affirm staff's environmental determination and adopt the attached CEQA Findings and approve the Conditional Use Permits, Design Review, and Vesting Tentative Parcel Map subject to the attached findings and conditions, seconded by Commissioner Limon.

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

**Noes:**

Approved with 7 ayes and 0 noes.



<b>11.</b>	<b>Location:</b>	<b>0 Mandela Parkway. Vacant parcel located across from the neighboring property at 3650 Mandela Parkway and next to Beach St and Target store.</b>
	<b>Assessor's Parcel Number(s):</b>	<b>007-0617-014-05</b>
	<b>Proposal:</b>	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.
	<b>Applicant / Phone Number:</b>	Joanne Park, Lead Architect, Architectural Dimensions (510) 463-8300
	<b>Hotel Operators:</b>	Tulsee Nathu & Paval Nathu
	<b>Property Owner:</b>	State of California
	<b>Case File Number:</b>	<b>PLN16394</b>
	<b>Planning Permits Required:</b>	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.
	<b>General Plan / Specific Plan:</b>	Regional Commercial / West Oakland Specific Plan (WOSP)
	<b>Zoning:</b>	CR-1, Regional Commercial Zone
	<b>Environmental Determination:</b>	<p>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.</p> <p>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:  <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157</a>  (Mandela Parkway CEQA Analysis)</p> <p>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:  <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158</a>  (LUTE / Item #1)</p> <p><a href="http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/dowd007642.pdf">http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/dowd007642.pdf</a>  (West Oakland Redevelopment Plan)</p>
	<b>Historic Status:</b>	Non-historic Property
	<b>City Council District:</b>	3
	<b>Date Filed:</b>	11/28/16
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>For Further Information:</b>	Contact Case Planner <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mriviera@oaklandnet.com">mriviera@oaklandnet.com</a> .

Item #11 was called at 7:39pm.

Staff: Mike Rivera

Applicant: Jim Heilbrenner, Tulsee Nathu





(Item #11, continued)

**Public Speakers:** Cynthia Gomez, Saabir Lockett, David Brazil, Tillie Ross, Keith Lovitt, Gregory Tung, Lauren Westreich, Kathryn Porter, Wei-Ling Huber, Rabia Keeble, Irma Perez, Art May, Jervon Graves, Ty Hudson, Cynthia Morfin, Taliah Mirmalek.

Motion by Commissioner Myres to continue the item to a date certain of February 21, 2018, and between this date and February 21, 2018, that the applicant hold at least one public community meeting and also that the applicant work with staff to address potential options for moving the stairwell and potential options for different color palettes, and different mechanical shielding designs, seconded by Commissioner Nagraj.

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

Approved with 7 ayes and 0 noes.

<b>12.</b>	<b>Location:</b>	<b>4230 Park Blvd.</b>
	<b>Assessor's Parcel Number(s):</b>	<b>024-0539-045-00</b>
	<b>Proposal:</b>	To allow a limited service restaurant "Mountain Mike's" within the ground floor of a commercial space and include the sale of beer and wine (Type 41 ABC License).
	<b>Applicant / Phone Number:</b>	David J. Elliot (831) 905-9668
	<b>Case File Number:</b>	<b>PLN17328</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit to allow an Alcoholic Beverage Sales Commercial Activity with Findings of Public Convenience or Necessity (Sec. 17.103.030 (B) (2) & (3); Additional Conditional Use Permit Findings for Activities in CN zones (Sec. 17.33.01(L4) & 17.33.030) & Major Variance(s) for distance separation (Sec.17.148.050).
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	CN-1 Neighborhood Center Mixed Use 1 Zone
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	C2+; within an Area of Secondary Importance
	<b>City Council District:</b>	5
	<b>Finality of Decision:</b>	Appealable to City Council within 10 Days
	<b>For Further Information:</b>	Contact Case Planner <b>Moe Hackett</b> at (510) 238-3973 or by email at <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a> .

Chair Nagraj called a recess from **9:45-9:55pm** and then Item #12 was called at **9:55pm**.

**Staff:** Moe Hackett

**Applicant:** David Elliot, Mr. Lawson

**Public Speakers:** Mike Pompa, Valerie Ackerman, Leanne Grossman, Kate Mirante, Mary Vai, Dan Rubenstein, Susan Grandt, Anthony Mirante, Hugh Morrison, John Dunning.

Motion by Commisisoner Myres to extend the meeting past 10:30pm, seconded by Commissioner Nagraj.

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

**Noes:**

Approved with 7 ayes and 0 noes.



(Item #12, continued)

Motion by Commissioner Weinstein to affirm staff's environmental determination and approve the Major and Minor Conditional Use Permits and Variances subject to the attached findings and conditions with the additional condition of adding a loading/commercial space and strengthening Condition #12 compliance review to include litter and double parking, seconded by Commissioner Nagraj.

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

**Noes:**

Approved with 7 ayes and 0 noes.

## APPEALS

### COMMISSION BUSINESS

The January 24, 2018, Planning Commission meeting will be held in Hearing Room 1 instead of the City Council Chambers.

**Approval of Minutes**

**Correspondence**

**City Council Actions**

### ADJOURNMENT

The meeting was adjourned at 10:56pm.

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

**NEXT REGULAR MEETING:** January 24, 2018