



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

**January 11, 2017
Regular Meeting**

The meeting was called to order at **6:00pm**.

ROLL CALL

Present: Nagraj, Limon, Manus, Myres, Pattillo

Excused: Weinstein, Monchamp

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion None.

Director's Report None.

Committee Reports None.

Commission Matters None.

City Attorney's Report None.

OPEN FORUM None.

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。



The Consent Calendar was called at 6:01pm.

CONSENT CALENDAR

1.	Location:	Utility pole in sidewalk adjacent to: 1700 Seminary Avenue
	Assessor's Parcel Number(s):	Adjacent to: 038 -3215-001-00
	Proposal:	To establish a "small cell site" telecommunications facility, in order 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 (including PG&E)
	Case File Number:	PLN16339
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4 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:	6
	Date Filed:	November 4, 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: 2662 Fruitvale Avenue
	Assessor's Parcel Number(s):	Adjacent to: 027-0846-059-00
	Proposal:	To establish a "small cell site" telecommunications facility, in order 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 (including PG&E)
	Case File Number:	PLN16333
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4/C Mixed Housing Type Residential/Residential Commercial Combining 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:	October 28, 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 2047 36th Avenue on a JPA Utility Telephone Pole
	Assessor's Parcel Number(s):	(032-2115-003-00) nearest lot adjacent to the project site.
	Proposal:	Installation of a wireless telecommunication facility on a 42' 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 19'-11" 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:	PLN16322
	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 15301 of the State CEQA Guidelines; minor additions and alterations to an existing 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:	5
	Date Filed:	October 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:	4130 Redwood Road
	Assessor's Parcel Number(s):	037-2570-008-00
	Proposal:	To install a wireless telecommunications facility involving six (6) antennas and 15 Radio Units located within two (8'x8' and 7'x7') screening enclosures located on the roof and associated equipment cabinets located on a raised steel screened platform located on the ground floor, at the rear portion of commercial building.
	Applicant:	Complete Wireless Consulting for Verizon Wireless.
	Contact Person/Phone Number:	Benjamin Merritt (916)747-0624
	Owner:	Green Marketplace LLC.
	Case File Number:	PLN16324
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review to install a Macro Telecommunications Facility located within 100' of the residential zone
	General Plan:	Community Commercial
	Zoning:	CC-1 Community Commercial-1 zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to existing structures. 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: F3
	City Council District:	4
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	<i>Appealable to City Council</i>
	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 in front of 2181 48th Avenue on a JPA Utility Telephone Pole
	Assessor's Parcel Number(s):	036-2416-020-00 (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 38' tall wood utility pole with a new class 2 PG&E pole measuring 38' 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:	PLN16340
	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 4, 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 .



6.	Location:	Siena Hill (off of Keller Avenue, between Greenridge Drive and Rilea Way)
	Assessor's Parcel Number(s):	040A-3848-001-00 through 040A-3848-032-00
	Proposal:	Extension of the planning entitlements to allow for the 32 attached, single-family dwellings on 32 lots, 103 off-street parking spaces, and a private road. Phase 1, which includes 10 of the 32 units, the associated parking spaces and the private road, has already been constructed.
	Applicant:	Keven Kwok
	Phone Number:	(510)258-8502
	Owner:	Oakland Siena, LLC
	Case File Number:	PUD02217
	Planning Permits Required:	Extension of the Planned Unit Development Permit; Minor Variances for height and minimum separation of retaining walls, maximum percentage of front yard paving, and length of buildings alongside lot lines; and Design Review.
	General Plan:	Previously: Detached Unit Residential; Currently: Mixed Housing Type Residential
	Zoning:	Previously: R-50 Medium Density Residential Zone Currently: RM-3, Mixed Housing Type -3 Zone
	Environmental Determination:	A Final Environmental Impact Report was certified on March 2, 2005 (Case File ER02-0012).
	Historic Status:	N/A
	City Council district	6
	Status:	Planning Commission approval on March 2, 2005 (Case Files: PUD02-217; PUDF05-081; TTM7396). Construction of 10 units, associated parking, and private road in 2009. Entitlements extended through December 31, 2016.
	Staff Recommendation	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact case planner Heather Klein at 510 238-3659 or by email at hklein@oaklandnet.com .



7.	Location:	3927 Watling Street
	Assessor's Parcel Number(s):	033-2169-016-01; 033-2169-016-02; and 033-2170-003-00
	Proposal:	Extension of the planning entitlements to construct a new, phased multi-family residential development consisting of 18 condominium units and 60 attached single-family homes.
	Applicant:	Philip Lesser
	Phone Number:	(650) 346-2903
	Owner:	Oak Partners, LLC
	Case File Number:	REV100021
	Planning Permits Required:	Extension of the Planned Unit Development Permit for a phased project; Final Planned Unit Development Permit for all phases; Major Design Review for construction of a new principal facility over 25,000 sq. ft.; Minor Variances for courtyard dimensions and residential loading; Vesting Tentative Parcel Map for condominium purposes.
	General Plan:	Housing and Business Mix
	Zoning:	Existing and Current: HBX-2, Housing and Business Mix 2 Zone
	Environmental Determination:	Projects consistent with a community plan, general plan or zoning (CEQA Guidelines Section 15183); Infill Exemption (CEQA Guidelines Section 15332)
	Historic Status:	The project site is used for container storage.
	City Council district	5
	Status:	Planning Commission approval on June 18, 2008. (Case File PUD06-606; PUDF08-166). Revision for minor design changes approved administratively on January 18, 2011. Entitlements extended through December 31, 2016.
	Staff Recommendation	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact case planner Heather Klein at 510 238-3659 or by email at hklein@oaklandnet.com .

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

Ayes: Limon, Manus, Patillo, Myres, Nagraj

Noes:

Approved with 5 ayes and 0 noes.



PUBLIC HEARINGS

None.

APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

Due to abstentions and absences the 12/21/2016 Planning Commission minutes could not be approved. They will be continued to the January 18, 2017, meeting.

Correspondence

None.

City Council Actions

The Oakland City Council will be discussing Mobile Food vending in late January at CED.

Secretary Merkamp and Chair Nagraj asked that Commissioners look over the agenda for the January 18, 2017, meeting and for the proposed zoning updates to advise Secretary Merkamp as soon as possible if there are any items for which they will need to recuse themselves. Commissioner Manus then asked if staff could provide the Commission with an aerial view of projects that have been approved by the Commission and are slated to start construction, and a list of the same, so that the Commission can see how the skyline of the city will be changing. Secretary Merkamp stated that could possibly be brought to the full Commission in February.

ADJOURNMENT The meeting was adjourned at approximately **6:07pm**.

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

NEXT REGULAR MEETING: January 18, 2017