



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

**January 24, 2018**  
**Regular Meeting**

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

**ROLL CALL**

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

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

**Agenda Discussion**

Items #3 and #8 were continued to February 7, 2018.

**Director's Report**

None.

**Committee Reports**

None.

**Commission Matters**

Commissioner Manus requested a status update on Bureau of Building's review of plans for projects approved by the Commission. Secretary Merkamp stated that an update will be presented to the Commission at a future meeting. Commissioner Myres requested a copy of the City's impact fee report and a discussion of the data, and also asked for the status of a Housing Element RHNA update.

**City Attorney's Report**

Peter Spoerl introduced new Deputy City Attorney Brian Mulry.

**OPEN FORUM**

None.

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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 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

<b>1.</b>	<b>Location:</b>	Utility pole in public right-of-way adjacent to 5730 Thornhill Drive
	<b>Assessor's Parcel Number(s):</b>	Nearest adjacent lot 048F-7391-003-00
	<b>Proposal:</b>	To establish a "small cell site" Telecommunications Facility, in order to enhance existing services, by attaching an antenna to a replacement of an existing utility pole. The antenna would be placed on top of the pole up to 56'-4' in height and one ground equipment cabinet located in the public right-of-way.
	<b>Applicant / Phone Number:</b>	Cristy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323
	<b>Owner:</b>	PG&E
	<b>Case File Number:</b>	PLN17511
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Regular Design Review with additional findings for Macro Telecommunications Facility with one ground equipment cabinet in a 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>	December 28, 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 Marilu Garcia at (510) 238-5217 or by email at <a href="mailto:mgarcia2@oaklandnet.com">mgarcia2@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b>	Utility pole in public right-of-way adjacent to 3800 Mountain Blvd
	<b>Assessor's Parcel Number(s):</b>	Nearest adjacent lot 029-1090-002-06
	<b>Proposal:</b>	To establish a "small cell site" Telecommunications Facility, in order to enhance existing services, by attaching one antenna to an existing pole located in the public right-of-way. The antenna would be placed on top of the pole up to 50'-4" in height and minimal equipment mounted on the side of the pole at above ground-level.
	<b>Applicant / Phone Number:</b>	Cristy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323
	<b>Owner:</b>	PG&E
	<b>Case File Number:</b>	PLN17512
	<b>Planning Permits Required:</b>	Major 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>	December 28, 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 Marilu Garcia at (510) 238-5217 or by email at <a href="mailto:mgarcia2@oaklandnet.com">mgarcia2@oaklandnet.com</a> .



This item has been continued to the February 7, 2018, Planning Commission meeting.

<b>3.</b>	<b>Location:</b>	Utility pole in public right-of-way adjacent to 3255 Monterey Blvd.
	<b>Assessor's Parcel Number(s):</b>	Nearest adjacent lot 029-1063-035-00
	<b>Proposal:</b>	To establish a "small cell site" Telecommunications Facility, in order to enhance existing services, by attaching an antenna on an existing utility pole located in the public right-of-way. The antenna would be placed on top of the pole up to 43' in height and minimal equipment mounted on the side of the pole above ground level.
	<b>Applicant / Phone Number:</b>	Cristy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323
	<b>Owner:</b>	PG&E
	<b>Case File Number:</b>	PLN17513
	<b>Planning Permits Required:</b>	Major Design Review with additional findings for Macro Telecommunications Facility in Residential Zone
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	Detached Unit Residential - 1 Zone (RD-1)
	<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>	December 28, 2017
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact case planner Marilu Garcia at (510) 238-5217 or by email at <a href="mailto:mgarcia2@oaklandnet.com">mgarcia2@oaklandnet.com</a> .

<b>4.</b>	<b>Locations:</b>	Utility pole in public right-of-way adjacent to: <ul style="list-style-type: none"> <li>• 1500 50<sup>th</sup> Avenue (PLN17501, APN 035-2362-042-00) Zone RM-3, Land Use: Mixed Housing Type Residential</li> <li>• 2337 Mitchell Street (PLN18001, APN 026-0763-008-00) Zone: RM-3, Land Use: Mixed Housing Type Residential</li> </ul>
	<b>Proposal:</b>	To consider requests for (2) applications to install new "small cell site" Telecommunications Facilities on existing utility poles to improve services. The project consists of attaching an antenna within a shroud and minimal equipment mounted on the side of the pole.
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	<b>Owner:</b>	Extenet Systems CA, LLC
	<b>Planning Permits Required:</b>	Major Design Review with additional findings for Macro Telecommunications Facility in Residential Zone
	<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 poles
	<b>City Council District:</b>	5
	<b>Date Filed:</b>	December 27, 2017
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact case planner Marilu Garcia at (510) 238-5217 or by email at <a href="mailto:mgarcia2@oaklandnet.com">mgarcia2@oaklandnet.com</a> .



<b>5.</b>	<b>Locations:</b>	Utility pole in public right-of-way adjacent to: <ul style="list-style-type: none"> <li>• 1519 94<sup>th</sup> Avenue (PLN18002, APN: 046-5431-021-00) Zone RM-2, Land Use: Mixed Housing Type Residential</li> <li>• 1711 94<sup>th</sup> Avenue (PLN18005, APN: 046-5443-022-00) Zone RM-1, Land Use: Mixed Housing Type Residential</li> <li>• 1649 96<sup>th</sup> Avenue (PLN18006, APN: 046-5435-015-00) Zone RM-1, Land Use: Mixed Housing Type Residential</li> </ul>
	<b>Proposal:</b>	To consider requests for (3) applications to install new “small cell site” Telecommunications Facilities on existing utility poles to improve services. The project consists of attaching an antenna within a shroud and minimal equipment mounted on the side of the pole.
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	<b>Owner:</b>	Extenet Systems CA, LLC
	<b>Planning Permits Required:</b>	Major Design Review with additional findings for Macro Telecommunications Facility in Residential Zone
	<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 poles
	<b>City Council District:</b>	7
	<b>Date Filed:</b>	December 27, 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 Marilu Garcia at (510) 238-5217 or by email at <a href="mailto:mgarcia2@oaklandnet.com">mgarcia2@oaklandnet.com</a> .

<b>6.</b>	<b>Locations:</b>	Utility pole in public right-of-way adjacent to: <ul style="list-style-type: none"> <li>• 9905 Walnut Street (PLN18003, APN: 046-5427-001-00) Zone: RD-1, Land Use: Detached Unit Residential</li> <li>• 1524 100<sup>th</sup> Avenue (PLN18004, APN: 047-5515-012-01) Zone: RD-1, Land Use: Detached Unit Residential</li> <li>• 10129 Walnut Street (PLN18007, APN: 047-5516-002-00) Zone: RD-1, Land Use: Detached Unit Residential</li> </ul>
	<b>Proposal:</b>	To consider requests for (3) applications to install new “small cell site” Telecommunications Facilities on existing utility poles to improve services. The project consists of attaching an antenna within a shroud and minimal equipment mounted on the side of the pole.
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	<b>Owner:</b>	Extenet Systems CA, LLC
	<b>Planning Permits Required:</b>	Major Design Review with additional findings for Macro Telecommunications Facility in Residential Zone
	<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 poles
	<b>City Council District:</b>	7
	<b>Date Filed:</b>	December 27, 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 Jason Madani at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a> .



<b>7.</b>	<b>Location:</b>	1611 Telegraph Ave (ground floor, right side space)
	<b>Assessor's Parcel Number(s):</b>	008-0620-005-00
	<b>Proposal:</b>	To establish a bar in a 2,765 square-foot space with a 2:00 A.M. closing time.
	<b>Applicant / Phone Number:</b>	Miles Ahead Bar Group (415) 606-4780
	<b>Owner:</b>	SVF Latham Square Owner LLC
	<b>Case File Number:</b>	PLN17476
	<b>Planning Permits Required:</b>	Major Conditional Use Permit with additional findings including Public Convenience or Necessity for Alcoholic Beverage Sales Commercial Activity
	<b>General Plan:</b>	Central Business District
	<b>Owner:</b>	CBD-P Central Business District Pedestrian Retail 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: B+a1+ (Primary Contributor: Downtown Historic Area of Primary Importance)
	<b>City Council District:</b>	3
	<b>Date Filed:</b>	November 28, 2017
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For Further Information:</b>	Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a> .

This item has been continued to the February 7, 2018, Planning Commission meeting.

<b>8.</b>	<b>Location:</b>	3927 Wattling Street
	<b>Assessor's Parcel Number(s):</b>	033-2169-016-01; 033-2169-016-02; and 033-2170-003-00
	<b>Proposal:</b>	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.
	<b>Applicant / Phone Number:</b>	Philip Lesser (650) 346-2903
	<b>Owner:</b>	Oak Partners, LLC
	<b>Case File Number:</b>	REV100021
	<b>Planning Permits Required:</b>	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.
	<b>General Plan:</b>	Housing and Business Mix
	<b>Zoning:</b>	Existing and Current: HBX-2, Housing and Business Mix 2 Zone
	<b>Environmental Determination:</b>	Projects consistent with a community plan, general plan or zoning (CEQA Guidelines Section 15183); Infill Exemption (CEQA Guidelines Section 15332)
	<b>Historic Status:</b>	The project site is used for container storage.
	<b>City Council district</b>	5
	<b>Status:</b>	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, 2017.
	<b>Staff Recommendation</b>	Decision based on staff report
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For further information:</b>	Contact case planner Heather Klein at (510) 238-3659 or by email at <a href="mailto:hklein@oaklandnet.com">hklein@oaklandnet.com</a> .



<b>9.</b>	<b>Location:</b>	<b>2011-2195 Wood Street (Development Area 8: A vacant 2.54-Acre block bounded by Wood Street, 20<sup>th</sup> Street, West Grand Ave, and Frontage Road)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>018-0310-003-08; 018-0310-003-09; 018-0310-003-10; 018-0310-003-11</b>
	<b>Proposal:</b>	One Year Time Extension of the planning entitlements for previously-approved new mixed-use (residential/commercial) development involving 235 residential units and 13,615 flex commercial spaces to be completed in two phases.
	<b>Owner:</b>	Central Station Land, LLC
	<b>Applicant:</b>	Richard Holliday – (510)588-5134
	<b>Case File Number:</b>	<b>PLN14262-PUDF01</b>
	<b>Planning Permits Required:</b>	Time Extension of the Preliminary and Final Development Plan and Design Review for a mixed-use development involving 235 residential units and ground floor commercial spaces; and Minor Variance to allow 239 off-street parking spaces where 274 spaces are required
	<b>General Plan:</b>	Urban Residential
	<b>Zoning:</b>	D-WS Wood Street Zoning District
	<b>Environmental Determination:</b>	State CEQA Guidelines: The project relies on previous EIR (ER03-0023) for Wood Street certified on March 16, 2005 and the West Oakland Specific Plan EIR certified on July 29, 2014 and Section 15183, projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
	<b>City Council District:</b>	3
	<b>Status:</b>	Planning Commission approval on December 3, 2014. Entitlements extended through December 3, 2017. Time Extension request was filed on November 13, 2017
	<b>Action to be Taken:</b>	Decision on application based on staff report
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days.
	<b>For Further Information:</b>	Contact Case Planner <b>Maurice Brenyah-Addow</b> at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a> .

<b>10.</b>	<b>Location:</b>	<b>300 Lakeside Drive (Kaiser Center)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008-0652-001-05</b>
	<b>Proposal:</b>	Extension of entitlements for the Planned Unit Development (PUD) to construct approximately 1,500,000 square feet of new office development in two towers on the western side of the Kaiser Center.
	<b>Applicant:</b>	Tomás Schoenberg
	<b>Contact Phone Number:</b>	(415) 291-1104
	<b>Owner:</b>	SIC-Lakeside Drive, LLC
	<b>Case File Number:</b>	<b>PUD08103 &amp; TPM9848</b>
	<b>Planning Permits Required:</b>	Extension of the Planned Unit Development and Tentative Parcel Map.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	Current Zoning: CBD-C, Central Business District Commercial Prior Zoning from when application was deemed complete: C-55, Central Core Commercial; S-4, Design Review Combining Zone; S-17, Downtown Residential Open Space
	<b>Environmental Determination:</b>	An EIR was Certified for the Project on May 4, 2011.
	<b>Historic Status:</b>	Kaiser Center Building & Roof Garden are CEQA Historic Resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; appears eligible for the National Register individually and as part of the Lake Merritt District (code 3B))
	<b>City Council District:</b>	3
	<b>Status:</b>	Planning Commission approval on May 4, 2011. Entitlements extended through December 31, 2017 (extension request received prior to expiration).
	<b>Action to be Taken:</b>	Decision on application based on Staff Report
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or by email at <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a> .



The Consent Calendar was called at 6:05pm.

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

Ayes: Manus, Fearn, Limon, Weinstein, Myres

Noes:

Abstentions: Monchamp

Approved with 5 ayes, 0 noes, and 1 abstention.

PUBLIC HEARINGS

<b>11.</b>	<b>Location:</b>	<b>2100 Telegraph Avenue (Eastline Project)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008-0648-001-00; -011-03; -016-03; -017-00; &amp; -018-00</b>
	<b>Proposal:</b>	Public Hearing on the Draft Environmental Impact Report to obtain comments on the environmental analysis for a proposal to demolish the existing buildings on the entire city block including the public parking structure for a Planned Unit Development (PUD) with a potential range of development options that would could include up to 2.8 million square feet of office or 1,556 residential dwelling units or a mix of the two. All development options within the PUD would include ground floor retail and a large parking garage.
	<b>Applicant:</b>	W/L Telegraph Holdings JV, LLC
	<b>Contact Person/Phone Number:</b>	Andrew Haydel / Lane Partners - (650) 838-0100
	<b>Case File Number:</b>	ER16011
	<b>Planning Permits Required:</b>	Planned Unit Development (PUD)
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P
	<b>Environmental Determination:</b>	Draft Environmental Impact Report was published for a 45-day review period from December 22, 2017 to February 5, 2018.
	<b>Historic Status:</b>	495 22nd Street, Kwik Way #2, constructed circa 1953-54 which does not contain an OCHS rating as a PDHP (rating of *3), but has been determined to be eligible for the California Register and is therefore a CEQA historic resource.
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Receive public and Planning Commission comments on the Draft Environmental Impact Report
	<b>For Further Information:</b>	Contact Case Planner Peterson Z. Vollmann at (510) 238-6167 or by email at <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a> .

The item was called at 6:07pm.

Staff: Pete Vollmann

Applicant: No presentation was given by the Applicant.

Public Speakers: None.



**APPEALS**

None.

**COMMISSION BUSINESS**

**Approval of Minutes**

Motion by Commissioner Monchamp to approve the September 6, 2017, meeting minutes, seconded by Commissioner Manus.

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

**Noes:**

**Abstentions:** Weinstein

Motion by Commissioner Fearn to approve the October 18, 2017, meeting minutes, seconded by Commissioner Manus.

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

**Noes:**

**Abstentions:** Monchamp, Myres

**Correspondence**

None.

**City Council Actions**

None.

**ADJOURNMENT**

The meeting was adjourned at 6:30pm.

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

**NEXT REGULAR MEETING:** February 7, 2018

Revised January 10, 2018, to reflect continuance of Items #3 and #8 to the February 7, 2018, Planning Commission meeting.