



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

December 19, 2018
Regular Meeting

Revised December 7, 2018 – See end of agenda.

MEAL GATHERING

5:00pm Café 15, 597 – 15th St, Oakland (Corner of Jefferson & 15th St)

Open to the public. (Members of the public may purchase their own meals if desired. Consumption of food is not required to attend.)

BUSINESS MEETING

6:00pm Council Chambers, City Hall, One Frank H. Ogawa Plaza

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15 pm**, and the meeting will adjourn no later than **10:30 p.m.** unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

Please work with the case planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under 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。



**New online staff report
download instructions**

Staff reports for items listed on this agenda will generally be available to any interested party by 3:00 p.m. the Friday before the meeting at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612.

Staff reports are also available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandca.gov (under "Planning Commission.") You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure Section 1094.6, unless a shorter period applies. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.

Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

While attending Planning Commission meetings, parking in the Dalziel Building Garage (located on 16th Street between San Pablo Ave and Clay St) is free. Attendees should see staff at the meeting to validate parking tokens.

Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Jonathan Arnold at jarnold@oaklandca.gov or 510-238-6194 or Cheryl Dunaway at cdunaway@oaklandca.gov or 510-238-2912 at least 48 hours prior to the meeting.

Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, staff, and the public, twenty-five (25) copies of all material should be submitted. Material submitted at least ten days prior to the meeting may be included as part of the agenda packet; material submitted later may be distributed at or prior to the meeting. To ensure that material submitted at the meeting is distributed to Commissioners, a minimum of twenty-five (25) copies should be submitted to Planning staff no later than the time the item is scheduled to be considered by the Commission.

ROLL CALL

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Committee Reports

Commission Matters

City Attorney's Report



OPEN FORUM

At this time members of the public may speak on any item of interest within the Commission’s jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes or less if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

CONSENT CALENDAR

The Commission will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report and recommendation in each case. Members of the Commission may request that any item on the Consent Calendar be singled out for separate discussion and vote.

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 / Mobilite (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:	Appealable to City Council within 10 days
	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:	Appealable to City Council within 10 days
	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 62 nd 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 .



PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the public hearing.

The Commission will then vote on the matter based on the staff report and recommendation. If the Commission does not follow the staff recommendation and no alternate findings for decision have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision.

If you wish to be notified on the decision of an agenda item, please indicate the case number and submit a self-addressed stamped envelope, for each case.

Planning Commission decisions that involve "major" cases (e.g., major variances, major conditional use permits) are usually appealable to the City Council. If any interested party seeks to challenge such decision in court, an appeal must be filed within ten (10) calendar days of the date of the announcement of the Planning Commission decision and by 4:00 p.m. An appeal shall be on a form provided by the Planning and Building Department, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the case planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Planning Commission or wherein their decision is not supported by substantial evidence and must include payment of the required fee in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so will preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Planning Commission prior to the close of the Planning Commission's public hearing on the matter.

Any party seeking to challenge a final decision in court must do so within ninety (90) days of the date of the announcement of a final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

This item has been continued to a date uncertain.

Table with 2 columns: Field Name and Value. Fields include Location, Assessor's Parcel Number(s), Proposal, Applicant, Contact Person/Phone Number, Owner, Case File Number, Planning Permits Required, General Plan, Zoning, Environmental Determination, Historic Status, City Council District, Date Filed, Finality of Decision, and For Further Information.



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 mriviera@oaklandca.gov .



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 .

APPEALS

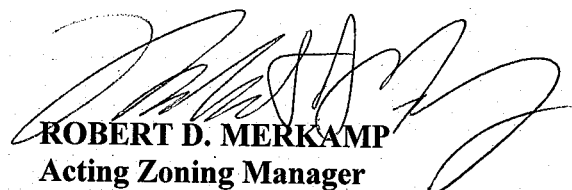
COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT By 10:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.



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

NEXT REGULAR MEETING: January 16, 2019

Revised December 7, 2018 – Items #2 and #9 have been continued to a date uncertain.