



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

**December 20, 2017
Regular Meeting**

The meeting was called to order at **6:04pm**.

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Items #8 and #10 were continued to January 10, 2018. Ana Gomez of Extenet requested to continue Item #6 to a date uncertain to allow for additional community engagement.

Motion by Commissioner Manus to continue Item #6 to a date uncertain, seconded by Commisisoner Limon.

Ayes: Manus, Limon, Weinstein, Myres
Noes:

Approved with 4 ayes and 0 nes.

Director's Report

None.

Committee Reports

None.

Commission Matters

None.

City Attorney's Report

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 devise, 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。



OPEN FORUM

None.

CONSENT CALENDAR

1.	Location:	City Street light pole in sidewalk adjacent to 959 12 th Street
	Assessor's Parcel Number:	Adjacent to: 004-0009-002-05
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 24'-5" City street light pole located in the sidewalk; the antenna would be attached to the top at up to 29'-8" and equipment at approx. 9' to 15'-1".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case Number:	PLN16340
	Planning Permits Required:	Major Conditional Use Permit and Design Review with additional findings for a Monopole Telecommunications Facility in a Residential Zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential Zone S-20 Historic Preservation District Combining Zone (Oak Center)
	Environmental Determination:	Exempt, under the State CEQA Guidelines. Section 15301: Minor alteration to existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	3
	Date Filed:	December 9, 2016
	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 Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .

2.	Location:	City Street light pole in sidewalk adjacent to 1403 Linden Street
	Assessor's Parcel Number:	Adjacent to: 005-0380-014-01
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 27'-6" tall City street light pole located in the sidewalk; the antenna would be attached to the top up to 29'-9" and equipment at approx. 9' to 15'.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case Number:	PLN16423
	Planning Permits Required:	Major Conditional Use Permit and Design Review with additional findings for a Monopole Telecommunications Facility in a Residential Zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4 Mixed Housing Type Residential Zone S-20 Historic Preservation District Combining Zone (Oak Center)
	Environmental Determination:	Exempt, under the State CEQA Guidelines. Section 15301: Minor alteration to existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	3
	Date Filed:	December 7, 2016
	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 Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .



3.	Location:	City Street light pole in sidewalk adjacent to 952 14th Street
	Assessor's Parcel Number:	Adjacent to: 005-0382-015-03
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 27'-5" tall City street light pole located in the sidewalk; the antenna would be attached to the top up to 29'-8" and equipment at approx. 9' to 15'.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case Number:	PLN16427
	Planning Permits Required:	Major Conditional Use Permit and Design Review with additional findings for a Monopole Telecommunications Facility in a Residential Zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4 Mixed Housing Type Residential Zone S-20 Historic Preservation District Combining Zone (Oak Center)
	Environmental Determination:	Exempt, under the State CEQA Guidelines. Section 15301: Minor alteration to existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	3
	Date Filed:	December 7, 2016
	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 Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .

4.	Location:	Utility pole in sidewalk adjacent to: 2701 Logan Street (along 27th Ave)
	Assessor's Parcel Number(s):	026-0763-001-00
	Proposal:	To establish a "small cell site" telecommunications facility in order to enhance existing services by attaching two panel antennas on top of a 38'-3" wooden utility pole located in the public right-of-way (sidewalk). The antennas would be up to 21'-3" in height and equipment mounted at a height of 6'-7" to 14'-4" above ground-level.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet Systems California, LLC
	Case File Number:	PLN17307
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Mixed Housing Type Residential - 3 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:	August 16, 2017
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .



5.	Location:	Utility pole in sidewalk adjacent to 2437 Fruitvale Ave (Along Logan St)
	Assessor's Parcel Number(s):	026-0767-001-00
	Proposal:	To establish a "small cell site" telecommunications facility in order to enhance existing services by attaching two panel antennas on top of a 43'-6" wooden utility pole located in the public right-of-way (sidewalk). The antennas would be up to 21'-3" in height and equipment mounted at a height of 8' to 14'-1" above ground-level.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet Systems California, LLC
	Case File Number:	PLN17318
	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 - 4 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:	August 16, 2017
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .

This item was continued to a date uncertain.

6.	Location:	Utility pole in sidewalk adjacent to 3536 Galindo St (Along Baxter St)
	Assessor's Parcel Number(s):	032-2112-045-02
	Proposal:	To establish a "small cell site" telecommunications facility in order to enhance existing services by attaching one panel antenna on top of a 32'-7" wooden utility pole located in the public right-of-way (sidewalk). The antenna would be up to 21'-3" in height and equipment mounted at a height of 6'-7" to 14'-1" above ground-level.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T Mobile) (913) 458-9148
	Owner:	Extenet Systems California, LLC
	Case File Number:	PLN17309
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential - 2 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:	August 16, 2017
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .



7.	Location:	Siena Hill (on Siena Dr off Keller Ave, between Greenridge Dr 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/Contact:	Keven Kwok (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, 2017.
	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 .

The Consent Calendar was called at 6:07pm.

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

Ayes: Manus, Limon, Weinstein, Myres

Noes:

Approved with 4 ayes and 0 noes.

PUBLIC HEARINGS

This item has been continued to the January 10, 2018, Planning Commission meeting.

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



9.	Location:	601 MacArthur Blvd (vacant parcel located at the SE corner of Wesley Ave)
	Assessor's Parcel Number(s):	023-0427-002-00; 023-0427-001-00; 023-0427-008-03
	Proposal:	To rezone a vacant property from Residential RM-3 zone to Residential RU-2 zone; construct a four-story 25-unit residential building with an underground parking garage; and subdivision for residential condominiums and merging lots into one.
	Applicant / Phone Number:	James Branch (415) 678-0427
	Owner:	Yila Properties
	Case File Number:	PLN17281
	Planning Permits Required:	1) Rezoning of RM-3 Zone (Mixed Housing Type Residential) to RU-2 Zone (Urban Residential); 2) Regular Design Review for construction of a residential building; and 3) Tentative Parcel Map Subdivision for condominiums and merging lots.
	General Plan:	Mixed Housing Type
	Zoning:	RM-3 Mixed Housing Type Residential (existing) RU-2 Urban Residential (proposed)
	Environmental Determination:	The project proposal relies on the previously certified Final Environmental Impact Report (EIR) for the Land Use and Transportation Element (LUTE) of the 1998 General Plan. On a separate and independent basis, the proposal is also exempt from CEQA pursuant to CEQA Guidelines sections 15183 – Projects consistent with a Community Plan, General Plan, or Zoning; 15332 – Infill Development; 15303 – New Construction
	Historic Status:	Non-Historic Property
	City Council District:	2
	Date Filed:	07/25/17 (revisions submitted 11/16/17)
	Action to be Taken:	Refer project proposal to City Council for final determination
	For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandnet.com .

This item was called at 6:11pm.

Staff: Mike Rivera

Applicant: Eddie Saroyan, James Branch, Valerie Carter, Tony Pantaleoni

Public Speakers: Jim Wambach. Public Session Closed.

Motion by Commissioner Limon to recommend to the City Council: 1) adoption of staff's environmental determination, 2) approval of the Planning Permits for Regular Design Review, and 3) Tentative Parcel Map Subdivision, subject to the attached Findings and Conditions, and recommend to the City Council to approve the rezoning from RM-3 to RU-2 subject to requirements and findings contained in the staff report, and in addition that the project return to the Design Review Committee on January 31, 2018, seconded by Commissioner Wwinstein.

Ayes: Manus, Limon, Weinstein, Myres

Noes:

Approved with 4 ayes and 0 noes.



This item has been continued to the January 10, 2018, Planning Commission meeting.

10.	Location:	0 Mandela Parkway. Vacant parcel located across from the neighboring property at 3650 Mandela Parkway and next to Beach St and Target store.
	Assessor's Parcel Number(s):	007-0617-014-05
	Proposal:	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.
	Applicant / Phone Number:	Joanne Park, Lead Architect, Architectural Dimensions (510) 463-8300
	Hotel Operators:	Tulsee Nathu & Pavai Nathu
	Property Owner:	State of California
	Case File Number:	PLN16394
	Planning Permits Required:	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.
	General Plan / Specific Plan:	Regional Commercial / West Oakland Specific Plan (WOSP)
	Zoning:	CR-1, Regional Commercial Zone
	Environmental Determination:	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. 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: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 (Mandela Parkway CEQA Analysis) 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: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158 (LUTE / Item #1) http://www2.oaklandnet.com/oakea1/groups/ceda/documents/report/dowd007642.pdf (West Oakland Redevelopment Plan)
	Historic Status:	Non-historic Property
	City Council District:	3
	Date Filed:	11/28/16
	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@oaklandnet.com .



APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

None.

Correspondence

None.

City Council Actions

None.

ADJOURNMENT

The meeting was adjourned at 6:49pm.

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

NEXT REGULAR MEETING: January 10, 2018

Revised December 13, 2017, to reflect continuance of Items #8 and #10 to the January 10, 2018, Planning Commission meeting.