



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

**December 21, 2016  
Regular Meeting**

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

**ROLL CALL**

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

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

**Agenda Discussion**

None.

**Director's Report**

None.

**Committee Reports**

Commissioner Pattillo gave an overview of the Residential Appeals Committee meeting that occurred immediately before this meeting regarding a creek issue, and the Committee upheld staff's decision.

**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。



CONSENT CALENDAR

<b>1.</b>	<b>Location:</b>	<b>Utility pole in sidewalk adjacent to (fronting) 2107 Church St</b>
	<b>Assessor's Parcel Number(s):</b>	<b>Adjacent to 039 -3262-014-00</b>
	<b>Proposal:</b>	To establish a telecommunications facility to enhance existing services by attaching an antenna and equipment to an existing wooden utility pole located in the public right-of-way (sidewalk).
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch (for Extenet /Verizon) 913-458-9148
	<b>Owner:</b>	PG&E
	<b>Case File Number:</b>	<b>PLN16332</b>
	<b>Planning Permits Required:</b>	Regular Design Review with additional findings for Macro Telecommunications Facility
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD-1 Detached Unit Residential
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15303 of the State CEQA Guidelines: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b>	Non historic property
	<b>City Council District:</b>	7
	<b>Date Filed:</b>	October 28, 2016
	<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>Aubrey Rose, AICP</b> at <b>(510) 238-2071</b> or by email at <b><a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a></b>



<b>2.</b>	<b>Location:</b>	Utility pole in sidewalk adjacent to (fronting) lot line between 1701 39 <sup>th</sup> Avenue (& 1625 39 <sup>th</sup> Ave)
	<b>Assessor's Parcel Number(s):</b>	Adjacent to: 033-2138-036-00 & 033-2138-037-00
	<b>Proposal:</b>	To establish a telecommunications facility to enhance existing services by attaching an antenna and equipment to an existing wooden utility pole located in the public right-of-way (sidewalk).
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch for: Extenet (Verizon) 913-458-9148
	<b>Owner:</b>	PG&E
	<b>Case File Number:</b>	PLN16321
	<b>Planning Permits Required:</b>	Regular Design Review with additional findings for Macro Telecommunications Facility
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2 Mixed Housing Type Residential Zone
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15303 of the State CEQA Guidelines: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b>	Non historic property
	<b>City Council District:</b>	5
	<b>Date Filed:</b>	October 20, 2016
	<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 Aubrey Rose, AICP at (510) 238-2071 or by email at <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a>



<b>3.</b>	<b>Location:</b>	<b>The Public Right-of-Way adjacent to 345 42<sup>nd</sup> Street</b>
	<b>Assessors Parcel Numbers:</b>	<b>012-1003-002-00</b>
	<b>Proposal:</b>	The installation of an unmanned wireless telecommunications facility on a new public utility pole in the right-of-way on 42 <sup>nd</sup> St.; facility includes one panel antenna mounted at approximately at 50'-0" pole height and one equipment box (approx.. 5'-8" tall by 1'-10" wide) which will be mounted onto the new pole approximately 10' above the right-of-way. All public utilities will remain on the pole.
	<b>Applicant:</b>	Verizon Wireless, c/o Modus Corp
	<b>Contact Person/ Phone Number:</b>	Susan Zaca (209) 275-8698
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	PLN16005
	<b>Planning Permits Required:</b>	Major Design Review (non-residential) to install a wireless Macro Telecommunications Facility (17.136.050 (B)(2); Additional Findings for a Macro Facility (OMC Sec. 17.128.070(B)(C)..
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-1 Mixed Housing Type Residential 1 Zone
	<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines (small facilities or structures; installation of small new equipment and facilities in small structures), and that none of the exceptions to the exemption in CEQA Guidelines section 15300.2 are not triggered by the proposal. Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	Not A Potential Designated Historic Property (PDHP); Survey rating:
	<b>City Council District:</b>	1
	<b>Date Filed:</b>	1/6/16
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact case planner <b>Jose M. Herrera-Preza</b> at <b>(510) 238-3808</b> or by email at <b><a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a></b>

The Consent Calendar was called at 6:03pm. Commissioner Monchamp recused herself from the Consent Calendar

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

Ayes: Limon, Manus, Pattillo, Weinstein

Noes:

Approved with 4 ayes and 0 noes.



PUBLIC HEARINGS

This item was called at 6:05pm. Commissioner Manus was not present for this item.

<b>4.</b>	<b>Location:</b>	<b>2400 Filbert Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>005-0433-018-05 and 005-0433-018-06)</b>
	<b>Proposal:</b>	Extension of entitlements to construct a new development consisting of 55 residential townhomes.
	<b>Applicant:</b>	Janina Hoskins
	<b>Contact Phone Number:</b>	(707) 569-9508
	<b>Owner:</b>	Janina Hoskins as Bankruptcy Trustee
	<b>Case File Number:</b>	<b>CD05116</b>
	<b>Planning Permits Required:</b>	Extension of the Interim Conditional Use Permit & Design Review.
	<b>General Plan:</b>	Mixed Housing Type
	<b>Zoning:</b>	Current Zoning: RM-4/RM-2, Mixed Housing Zones 4 & 2 Prior Zoning: M-20/R-50, Light Industrial Zone /Medium Density Residential Zone
	<b>Environmental Determination:</b>	Infill Exemption (CEQA Guidelines Section 15332)
	<b>Historic Status:</b>	Not Historic.
	<b>City Council District:</b>	3
	<b>Status:</b>	Planning Commission approval on November 16, 2005. The approved project was appealed to the City Council, and at the February 21, 2006 City Council hearing the appeal was denied. Entitlements extended by the Planning Commission to December 31, 2016.
	<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 <b><a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a></b> .

Staff Member: Robert Merkamp on behalf of Case Planner Pete Vollmann.

Applicant: Janina Hoskins, Court Appointed Chapter 7 Bankruptcy Trustee; Joyce Cunningham, Listing Broker; Tom Dolan, Architect.

Public Speakers: None. Public Session Closed.

Motion by Commissioner Pattillo to accept the extension of project approval, give them a nine (9) month extension, require assurance that the building is not inhabited, and that the buyer or the bankruptcy court will remove graffiti as quickly as possible once the purchase is confirmed, and that the property is subject to current impact fees, seconded by Commissioner Monchamp.

Ayes: Limon, Pattillo, Monchamp, Weinstein

Noes:

Approved with 4 ayes and 0 noes.



This item was called at 6:26pm. Commissioner Manus returned for this item.

<b>5.</b>	<b>Location:</b>	<b>2100 Telegraph Avenue</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>	Scoping session for a proposal to demolish the existing buildings and public parking structure for a Planned Unit Development (PUD) with a preferred development option that is a mixed use development with 869,470 square feet of office, a residential tower containing 393 dwelling units, 81,055 square feet of ground floor retail, and 18,350 square feet of community space. The Environmental Impact Report (EIR) will also study the full potential range of development options under the PUD that would also include up to 2.67 million square feet of office and 1,544 residential dwelling units. All development options within the PUD would include the proposed ground floor retail and replacement of the City's public parking.
	<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>	<b>ER16011</b>
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P
	<b>Environmental Determination:</b>	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on December 2, 2016. The comment period for the NOP ends on January 3, 2017.
	<b>Historic Status:</b>	Potential Designated Historic Property (PDHP), survey rating Dc3, 2147 Broadway (1917); Four modern resources that should be evaluated for significance: 495 22nd Street, Kwik Way #2, 1953-54, evaluated as eligible for California Register in 2003; 2101 Broadway, Security Pacific Bank, 1974, William Pereira architect, preliminary survey rating *b3; 2127 Broadway, Sanwa Bank, 1975, S. Iyama & Associates arch., preliminary survey rating *c3; Telegraph Plaza Public Parking structure, 1976-78, preliminary survey rating *3.
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Receive public and Commission comments about what information and analysis should be included in the EIR.
	<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at (510) 238-6167 or by email at <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a> .

Staff Member: Robert Merkamp on behalf of Case Planner Pete Vollmann.

Applicant: Drew Haydel, Lane Partners; Manan Shah, Gensler.

Public Speakers: None. Public Session Closed.



This item was called at 6:55pm.

<b>6.</b>	<b>Location:</b>	CITYWIDE
	<b>Proposal:</b>	Establish a new citywide food vending permit program that would replace Oakland’s existing food vending permit types and programs. This revised proposal for a new citywide food vending program would permit, with certain restrictions, individual food vending on private property and from the public right of way in selected commercial and industrial areas. The new program would also permit group site vending citywide. Ordinance would also revise the definition of “Fast Food Restaurant Commercial Activities” in Section 17.10.280 of the Oakland Planning Code; and revise the following sections of the Oakland Municipal Code (OMC): Section 5.51 (“Food Vending Group Site Pilot Program”); Section 5.49 (“Pushcart Food Vending Pilot Program”); and Section 8.09 (“Vehicular Food Vending”). The Ordinance would also include revisions to other Planning and Municipal Code sections as minor conforming changes. This hearing was continued by the Planning Commission on October 5, 2016.
	<b>Applicant:</b>	City of Oakland
	<b>Case File Number:</b>	ZA16009
	<b>Environmental Determination:</b>	The Project relies on the previous set of applicable CEQA documents including: the Coliseum Area Specific Plan EIR (2015); Broadway Valdez Specific Plan EIR (2014); West Oakland Specific Plan EIR (2014); Central Estuary Area Plan EIR (2013); Land Use and Transportation Element of the General Plan EIR (1998); the Oakland Estuary Policy Plan EIRs (1999, 2006) and Supplemental EIR (2013); the Redevelopment Area EIRs- West Oakland (2003), Central City East (2003), Coliseum (1995), and Oakland Army Base (2002); the Historic Preservation Element of the General Plan EIR (1998); the 2007-2014 Housing Element Final EIR (2010) and Addendum (2014); and various Redevelopment Plan Final EIRs (collectively, “Previous CEQA Documents”). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, each as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment).
	<b>City Council District:</b>	All Council Districts
	<b>Action to be Taken:</b>	Recommendations to the City Council
	<b>Staff Recommendation:</b>	Recommend proposal to the City Council
	<b>For Further Information:</b>	Contact case planner <b>Devan Reiff</b> at 510-238-3550 or by email at <a href="mailto:dreiff@oaklandnet.com">dreiff@oaklandnet.com</a>

Staff Member: Devan Reiff, Ed Manasse

Public Speakers: Martin Caraves, Emilia Otero, Jose Anyarni, Bill Voget, Candace Workman, Hal Stevens, Mandouh, Maria Sanchez, Roberto Portillo, Pamela Smith, Aly Bonde, Joe Billman, Edgar Galindo, Shelly Garza. Public Session Closed.



Motion by Commissioner Monchamp to affirm staff's environmental determination and recommend that the City Council adopt the revised proposed food vending program and revised permitted area maps and consider the Planning Commission's comments, seconded by Commissioner Limon.

Ayes: Limon, Manus, Pattillo, Monchamp, Weinstein  
Noes:

Approved with 5 ayes and 0 noes.

**APPEALS**

None.

**COMMISSION BUSINESS**

**Approval of Minutes**

Motion by Commissioner Monchamp to approve the December 7, 2016, Planning Commission minutes, seconded by Commissioner Pattillo.

Ayes: Manus, Pattillo, Monchamp  
Noes:  
Abstentions: Limon, Weinstein

Approved with 3 ayes, 0 noes, and 2 abstentions.

**Correspondence**

None.

**City Council Actions**

None.

**ADJOURNMENT** The meeting was adjourned at 8:04pm.

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

**NEXT REGULAR MEETING:** January 11, 2017