



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

**February 7, 2018
Regular Meeting**

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

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #5 was moved from the Consent Calendar to Public Hearing.

Director’s Report

The Downtown Specific Plan will come before the Commission in 2018 and 2019 along with additional zoning changes, expiring Conditional Use Permits, and tenant notifications. The Housing Element Report will be on April 18, 2018.

Committee Reports

Commissioners Manus, Monchamp, and Myres discussed the January 31, 2018, Design Review Committee meeting.

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 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

| | | |
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| 1. | Location: | Utility pole in public right-of-way adjacent to 3255 Monterey Blvd. |
| | Assessor's Parcel Number(s): | Nearest adjacent lot 029-1063-035-00 |
| | Proposal: | To establish a "small cell site" Telecommunications Facility, in order to enhance existing services, by attaching an antenna on a replaced utility GUY pole located in the public right-of-way. The antenna would be placed on top of the pole up to 43' in height and equipment mounted on the side of the pole above ground-level. |
| | Applicant / Phone Number: | Cristy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323 |
| | Owner: | Joint Pole Authority |
| | Case File Number: | PLN17513 |
| | Planning Permits Required: | Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in Residential Zone; Minor Variance for Monopole adjacent to Residential lot line. |
| | General Plan: | Detached Unit Residential |
| | Zoning: | Detached Unit Residential – 1 Zone (RD-1) |
| | 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 pole |
| | City Council District: | 4 |
| | Date Filed: | December 28, 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 . |

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| 2. | Locations: | Utility pole in public right-of-way adjacent to: <ul style="list-style-type: none"> • 1301 52nd Ave (PLN17312, APN: 034-2273-017-01) Zone RM-1, Land Use: Mixed Housing Type Residential • 1655 47th Ave (PLN17315, APN: 035-2359-003-00) Zone RU-1, Land Use: Urban Residential • 4610 Foothill Blvd (PLN17320, APN: 032-2112-045-02) Zone RM-3, Land Use: Institutional • 1335 54th Ave (PLN17497, APN: 034-2275-015-00) Zone RM-1, Land Use: Mixed Housing Type Residential |
| | Proposal: | To consider requests for (4) 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. |
| | Applicant / Phone Number: | Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148 |
| | Owner: | Extenet Systems CA, LLC |
| | Planning Permits Required: | Regular Design Review with additional findings for Macro Telecommunications Facility in 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 poles |
| | City Council District: | 5 |
| | Date Filed: | August 18, 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 . |



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| 3. | Locations: | Utility poles in public right-of-way adjacent to: <ul style="list-style-type: none"> • 2343-26th Ave (PLN17503, APN: 026-0761-007-00) Zoning: RM-3; General Plan: Mixed Housing Type Residential • 2218 35th Ave (PLN17316, APN: 032-2111-003-00) Zoning: RM-4; General Plan: Mixed Housing Type Residential • 1526 38th Ave (PLN17506, APN: 033-2138-027-01) Zoning: RM-2; General Plan: • 3228 Farnam St (PLN17507, APN: 033-2121-019-00) Zoning: RM-3; General Plan: Mixed Housing Type Residential |
| | Proposal: | To consider requests for (4) applications to install new "small cell site" Macro Telecommunications Facilities on existing utility by attaching an antenna within a shroud and minimal equipment mounted on the side of the pole. |
| | Applicant / Phone Number: | Ana Gomez/Black & Veatch (for: AT&T) (913) 458-9148 |
| | Owner: | Extenet, et al. |
| | Planning Permits Required: | Regular Design Review with additional findings for Macro Telecommunications Facility in 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 properties |
| | City Council District: | 5 |
| | 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 . |

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| 4. | Location: | 3927 Wattling 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 / Phone Number: | Philip Lesser (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, 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 Fearn to approve the Consent Calendar, seconded by Commissioner Manus.

Ayes: Manus, Fearn, Limon (Items 1, 2, 3), Weinstein, Myres, Nagraj (Items 1, 2, 3)

Noes:

Abstentions: Limon (Item 4 only), Monchamp, Nagraj (Item 4 only)

Items 1, 2, and 3 approved with 6 ayes, 0 noes, and 1 abstention.

Item 4 approved with 4 ayes, 0 noes, and 3 abstentions.

PUBLIC HEARINGS

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| 5. | Location: | 1900-1944 Broadway |
| | Assessor's Parcel Number(s): | 008-0638-005-00; 008-0638-006-03; 008-0638-007-10 |
| | | One year extension of the entitlements for the construction of a new 36-story building with 451 residential units and approximately 50,000 square feet of commercial space. The project also includes reconditioning an existing four story, historically-rated (Cb+1+) building and demolishing a one story commercial building that has no historic rating. |
| | Applicant/Owner: | Seth Hamalian, 19 th and Broadway Associates, LLC |
| | Phone Number: | 415-355-6612 |
| | Case File Number: | PLN15179 |
| | Planning Permits Required: | Design Review for new construction in a CBD zone; Major Conditional Use Permit for new construction over 250 feet in height or 200,000 square feet in floor area; Minor Conditional Use Permits for a reduction of the parking requirement in the CBD zone and a reduction in the size of a loading birth; and a Minor Variance for a reduction of the number of loading births from two to one. |
| | General Plan: | Central Business District |
| | Zoning: | CBD-P Central Business District Pedestrian Retail Commercial Zone and CBD-C Central Business District General Commercial Zone |
| | Environmental Determination: | Exempt, State CEQA Guidelines Sections 15332 – In-fill projects and 15183 - Projects consistent with a community plan, general plan, or zoning. |
| | Historic Status: | Existing building as the corner of 19th Street and Broadway is rated Cb+I+ and the site is within the Uptown Commercial Area of Primary Importance |
| | Planning District: | Metro |
| | City Council District: | 3 |
| | Status: | Previously approved |
| | Action to be Taken: | Extension of approved project |
| | Finality of Decision: | Appealable to City Council |
| | For Further Information: | Contact case planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandnet.com . |

Item 5 was called at 6:09pm.

Staff: Rebert Merkamp for Case Planner Neil Gray

Applicant: Seth Hamalian, Todd Williams



(Item #5, continued)

Public Speakers: Christina Caro

Motion by Commissioner Fearn to approve an extension of the approval to August 5, 2019 subject to the project returning to DRC, seconded by Commissioner Limon

Ayes: Manus, Fearn, Limon, Weinstein, Monchamp, Myres, Nagraj

Noes:

Approved with 7 ayes and 0 noes.

APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

Motion by Commisisoner Limon to approve the September 27, 2017, minutes, seconded by Commissioner Myres.

Ayes: Fearn, Limon, Weinstein, Monchamp, Myres, Nagraj

Noes:

Abstentions: Manus

Approved with 6 ayes, 0 noes, and 1 abstention.

Motion by Commisisoner Manus to approve the November 29, 2017, minutes, seconded by Commissioner Limon.

Ayes: Manus, Limon, Weinstein, Myres, Nagraj

Noes:

Abstentions: Fearn, Monchamp

Approved with 5 ayes, 0 noes, and 2 abstentions.

Motion by Commisisoner Manus to approve the December 20, 2017, minutes, seconded by Commissioner Limon.

Ayes: Manus, Limon, Weinstein, Myres,

Noes:

Abstentions: Fearn, Monchamp, Nagraj

Approved with 4 ayes, 0 noes, and 3 abstentions.

Motion by Commisisoner Manus to approve the January 24, 2018, minutes, seconded by Commissioner Fearn.

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

Noes:

Abstentions: Nagraj

Approved with 6 ayes, 0 noes, and 1 abstention.



Correspondence

None.

City Council Actions

The Telegraph Ave rezoning was approved on first reading at City Council.

ADJOURNMENT

The meeting was adjourned at **6:41pm**.

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

NEXT REGULAR MEETING: February 21, 2018