



Oakland City Planning Commission

AGENDA

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

March 1, 2017
Regular Meeting

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

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Request by Applicant to continue Item #4 to a date uncertain.

Motion by Commissioner Myres, seconded by Commissioner Pattillo

Ayes: Limon, Myres, Pattillo, Weinstein, Nagraj
Noes:

Approved with 5 ayes and 0 noes.

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 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。



OPEN FORUM

None.

CONSENT CALENDAR

The Consent Calendar was called at 6:06pm.

1.	Location:	Utility pole in sidewalk adjacent to: 2000 90th Avenue (near Olive St)
	Assessor's Parcel Number(s):	Adjacent to: 046-5459-010-00
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment at up to 24 to an existing 56' wooden utility pole located in the public right-of-way (sidewalk). City light would be relocated higher up pole.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Joint Pole Authority (including PG&E)
	Case File Number:	PLN16364
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1 Mixed Housing Type 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 property
	City Council District:	7
	Date Filed:	November 20, 2016
	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 .

2.	Location:	Utility pole in sidewalk adjacent to: 1170 88th Avenue (on B Street side)
	Assessor's Parcel Number(s):	Adjacent to: 042-4275-001-00
	Proposal:	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment up to 23'-3" on a 38' wooden utility pole to replace a 30' pole located in the public right-of-way (sidewalk).
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Joint Pole Authority (including PG&E)
	Case File Number:	PLN16403
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit 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 property
	City Council District:	7
	Date Filed:	December 2, 2016
	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 .

3.	Location:	The public Right of Way near 6519 Arthur Street. JPA Utility Telephone Pole
	Assessor's Parcel Number(s):	(039-3258-002-00) nearest lot adjacent to the project site.
	Proposal:	Installation of a wireless telecommunication facility on a wooden utility pole located in the public right-of-way. The project involves replacement of an existing 36' tall wood utility pole with 48' tall to install one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 18'; install two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16363
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunications canister antenna to a replaced PG&E pole located in the public right-of-way in a residential zone.
	General Plan:	Detached Unit Residential.
	Zoning:	RD-1 Detached Unit Residential-1
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; minor additions and alterations to a replaced PG&E utility pole; Exempt, Section 15302 of the State CEQA Guidelines; replacement or reconstruction of existing utility systems and/or facilities; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	6
	Date Filed:	November 20, 2016
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .



4.	Location:	The public Right of Way in front of 2401 67th Ave on a JPA Utility Pole
	Assessor's Parcel Number(s):	(039-3260-028-00) nearest lot adjacent to the project site.
	Proposal:	Installation of a wireless telecommunication facility on an existing 37' tall wooden utility pole located in the public right-of-way. The project involves installation of one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 18' and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone No.:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16404
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunication canister antenna on an existing PG&E pole located in the public right -of- way in a residential zone.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; installation of telecommunication facility on an existing PG&E utility pole; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	6
	Date Filed:	October 4, 2016
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .

5.	Location:	The public Right of Way in front of 1615 40th Ave on a JPA Utility Pole
	Assessor's Parcel Number(s):	(033-2139-009-04) nearest lot adjacent to the project site.
	Proposal:	Installation of a wireless telecommunication facility on an existing 38' tall wooden utility pole located in the public right-of-way. The project involves installation of one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 22'-9" and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16300
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunication canister antenna on an existing PG&E pole located in the public right -of- way in a residential zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; installation of telecommunication facility on an existing PG&E utility pole; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	5
	Date Filed:	October 4, 2016
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .



6.	Location:	The Public Right-of-Way Adjacent to 1266 83rd Ave.
	Assessor's Parcel Number(s):	Nearest adjacent lot (042-425602601)
	Proposal:	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). The 45' tall wooden utility pole is existing.
	Applicant:	Extenet Systems (California) LLC. (for T-Mobile USA, INC)
	Contact Person/ Phone Number:	Ana Gomez (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case File Number:	PLN16393
	Planning Permits Required:	Major Design Review to install a wireless Telecommunication Macro Facility on a PG&E replacement pole located in RM-1 Zone.
	General Plan:	Mixed Housing Type
	Zoning:	RM-1 Mixed Housing Type Residential Zone.
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; New construction or conversion of small structures. Exempt, Section 15183 of the State CEQA Guidelines; Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not a Potential Designated Historic Property; Survey rating: n/a
	City Council District:	7
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandnet.com .

7.	Location:	Kenilworth Road
	Assessor's Parcel Number(s):	048H-7615-007-00
	Proposal:	Extension of the planning entitlements to construct a new development consisting of 7 single-family residential lots.
	Applicant:	Derek Sagehorn & Jibu John, BuildZig
	Phone Number:	(800) 380-0180
	Owner:	Sven Khatri, Poppy Crum
	Case File Number:	PUD04195; TPM8228, V06484
	Planning Permits Required:	Planned Unit Development (PUD04195), Environmental Impact Report (ER040006), Tentative Parcel Map (TPM8228), and Minor Variance (V06484).
	General Plan:	Hillside Residential
	Zoning:	Current Zoning: RH-3 and RH-4, Hillside Residential Zones 3 and 4. Prior Zoning: R-30, One-Family Residential Zone, S-14 Community Restoration Combining Zone, and S-18 Mediated Residential Design Review Combining Zone.
	Environmental Determination:	A Final Environmental Impact Report was certified on November 17, 2006 (Case File ER04-0006).
	Historic Status:	Not Historic
	City Council district	3
	Status:	Planning Commission approval on November 17, 2006. The approved project was appealed, and on July 9, 2010, the appeal was withdrawn. The new effective approval date became July 9, 2010. Entitlements have been extended through December 31, 2016.
	Staff Recommendation	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact case planner Ann Clevenger at (510) 238-6980 or by e-mail at aclevenger@oaklandnet.com .



This item has been continued to a date uncertain.

8.	Location:	325 7 th Street
	Assessor's Parcel Number(s):	001-0189-003-00; 001-0189-009-00; 001-0189-013-00; 001-0189-014-01;
	Proposal:	One Year Time Extension of the planning entitlements for previously-approved mixed-use 380-unit residential and 9,110 square-foot commercial space.
	Owner:	325 7 th Street, LLC
	Applicant:	325 7 th Street, LLC. (510)763-2911
	Case Number:	CDV06573
	Planning Permits Required:	Time Extension of the Major Conditional Use Permit for a large-scale development over 100,000 square feet of new floor area or more and one hundred twenty (120) feet in height; Interim Major Conditional Use Permit for a Floor Area Ratio (FAR) that exceeds zoning but is consistent with the General Plan; Minor Variances for dimensions of parking spaces, dimensions of parking spaces against a column or other obstruction, tandem parking spaces and rear yard setback and Major Design Review
	General Plan:	Central Business District
	Zoning:	D-LM 2 & D-LM 4 Lake Merritt Station Area District
	Environmental Determination:	Addendum to previous EIR (ER07-0002) prepared for project and also relies on Lake Merritt Station Plan EIR; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
	Historic Status:	Area of Primary Importance (API)
	City Council District:	2
	Status:	Planning Commission approval on July 20, 2011. Entitlements extended through December 31, 2016
	Staff Recommendation:	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at Brenyah-Addow@oaklandnet.com .

The Consent Calendar (Items 1, 2, 3, 5, 6, and 7) was called at 6:06pm.

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

Ayes: Limon, Myres, Pattillo, Weinstein, Nagraj
Noes:

Approved with 5 ayes and 0 noes



PUBLIC HEARINGS

This item has been continued to the March 15, 2017, Planning Commission Meeting.

9.	Project Name:	Eve's Waterfront Nightclub
	Location:	15 Embarcadero West; (APN: 018-0425-012-00)
	Proposal:	To allow a Group Assembly Activity (nightclub) and Alcohol Beverage Sales Activity in a facility that is currently a full-service restaurant.
	Applicant:	Chris Malki
	Phone Number:	(925) 788-3737
	Owner:	Capital Financial, LLC
	Case File Number:	PLN14-298-R01 (Revision)
	Planning Permits Required:	Major Conditional Use Permit for Alcohol Beverage Sales Commercial; Minor Conditional Use Permit for Group Assembly (nightclub with up to 450 persons). A Minor Conditional Use Permit (Case File: PLN14298) for a full-service restaurant with alcoholic beverage service was previously approved on January 2, 2015 and is operational.
	General Plan:	Waterfront Mixed Use District per the Estuary Policy Plan
	Zoning:	R-80 High-Rise Apartment Residential Zone <i>A December 15, 2016 Zoning Best Fit Determination by the Zoning Manager allows Group Assembly with approval of a Conditional Use Permit (Case File: DET16-0144)</i>
	Environmental Determination:	Categorically Exempt under the California Environmental Quality Act (CEQA) Guidelines per Section 15301, Existing Facilities; Section 15332, Infill Development Projects; and Section 15183 Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Not a Potentially Designated Historic Property
	City Council district	3
	Staff Recommendation	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact case planner David Valeska at (510)238-2075 or at dvalaska@oaklandnet.com



APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

None.

Correspondence

None.

City Council Actions

None.

ADJOURNMENT

The meeting was adjourned at 6:08pm.

ROBERT MERKAMP

Development Planning Manager

Secretary to the Planning Commission

Planning and Building Department

NEXT REGULAR MEETING: March 15, 2017