



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

June 7, 2017
Regular Meeting

The meeting was called to order at **6:02pm**

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Items #1 and #8 have been continued to a date uncertain.

Director's Report

None.

Committee Reports

Commissioners Manus and Myres gave an overview of the May 24, 2017 Design Review Committee meeting.

Commission Matters

None.

City Attorney's Report

None.

OPEN FORUM

Angie Tam spoke regarding the Oak Knoll proposed project.

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

This item has been continued to a date uncertain.

1.	Location:	5812 San Pablo Ave
	Assessor's Parcel Number(s):	015-1335-010-02
	Proposal:	To request for a Major Conditional Use Permit, Minor Conditional Use Permit and Minor Variance to establish a Mini-Telecommunications facility for Verizon Wireless at an existing church facility with 8 antennas behind rooftop enclosures, screened enclosures along the building façade and associated equipment box located on ground level of parking garage. The telecommunications antennas and equipment cabinet will be unmanned and will be screened from public view.
	Applicant:	Ridge Communications, Inc. for Verizon Wireless
	Contact Person/ Phone Number:	David Haddock (916) 420-5802
	Owner:	Star Bethel Baptist Church of Oakland
	Case File Number:	PLN16236
	Planning Permits Required:	Regular Design Review for a new Telecommunications Facility (OMC Sec. 17.136.040(a)(2)); and Major Conditional Use Permit to establish a Telecommunications Facility within 100 feet of a residential zone (OMC Sec. 17.134.020(A)(3)(i)); and Minor Conditional Use Permit to operate a Mini Telecommunications Facility (OMC Sec. 17.128.060(B), (C)); and Minor Variance for rooftop antennas behind screening at less than 1:1 setback (OMC Sec. 17.128.060(B), (6); 17.148.020(A); 17.148.050(A)).
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-3 Neighborhood Center Commercial Zone
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: Small Structures; Section 15183: Projects consistent with a community plan, general plan, or zoning.
	Historic Status:	Not a Potentially Designated Historic Property. OCHS Survey Rating: X
	City Council District:	1
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Danny Thai, Planner I at (510) 238-3584 or by email at dthai@oaklandnet.com .



2.	Location:	City street light pole in sidewalk adj. to: 8301 International Blvd
	Assessor's Parcel Number(s):	Adjacent to: 042-4255-001-00
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 30' City street light located in the sidewalk; the antenna would be attached to the top at up to 32'-3" and equipment at approx.. 9' to 14'-3".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN16421
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility in a Residential Zone; Regular Design Review with additional findings for Macro Telecommunications Facility Minor Variance for not meeting 1:1 height/setback requirement to a residential use
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-3 Neighborhood Commercial 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 7, 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:	City street light pole in sidewalk adj. to: 820 Village Circle
	Assessor's Parcel Number(s):	Adjacent to: APN 004-0007-071-00
	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" City street light located in the sidewalk; the antenna would be attached to the top at up to 29'-8" and equipment at approx.. 9' to 14'-3".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN16422
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility in a Residential Zone; Regular Design Review with additional findings for Macro Telecommunications Facility Minor Variance for not meeting 1:1 height/setback requirement to a residential use
	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:	3
	Date Filed:	December 7, 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 .



4.	Location:	City street light pole in sidewalk adjacent to: 2003 Telegraph Avenue (At intersection of Telegraph Ave. and Thomas L. Berkeley Way.)
	Assessor's Parcel Number(s):	Adjacent to: 008-06450-005-00
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 26' City street light located in the sidewalk; the antenna would be attached to the top at up to 31'-4" and equipment at approximately 9' to 15'-1".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN16419
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility adjacent to Residential Zone; Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	Central Business District
	Zoning:	Central Business District Pedestrian Retail Commercial 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:	1
	Date Filed:	December 5, 2016
	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 .

5.	Location:	City street light pole in sidewalk adjacent to: 1200 Market Street (Close to intersection of Market St. and 12 th St.)
	Assessor's Parcel Number(s):	Adjacent to: 002-0003-017-03
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 29'-1" City street light located in the sidewalk; the antenna would be attached to the top at up to 35'-3" and equipment at approximately 9' to 15'-1".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN16420
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility in a Residential Zone; Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	Urban Residential
	Zoning:	Urban 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:	Historic District S-20
	City Council District:	1
	Date Filed:	December 9, 2016
	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 .



6.	Location:	City street light pole in sidewalk adjacent to: 725 Market Street (Close to intersection of Market St. and 8 th St.)
	Assessor's Parcel Number(s):	Adjacent to: 004-0005-001-10
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 29' City street light located in the sidewalk; the antenna would be attached to the top at up to 34'-4" and equipment at approximately 9' to 14'-3".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN16431
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility in a Residential Zone; Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	Urban Residential
	Zoning:	Urban 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:	1
	Date Filed:	December 9, 2016
	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:	The Public Right of Way adjacent to 2842 Burton Drive.
	Assessor's Parcel Number(s):	Nearest lot adjacent to the project site (048D-7296-032-00)
	Proposal:	To remove and relocate an existing telecommunications facility 24" x 16" antenna attached to an existing PG&E Pole to a new proposed 29' tall metal telecommunications monopole to be located across the street within the public right-of- way; an associated 4'-9" tall x 3'-8" wide ground -mounted equipment cabinet enclosure on a new cement pad located next to the pole will be housing all radio equipment.
	Applicant:	Crown Castle
	Contact Person / Phone Number:	Bob Gundermann & Jason Osborn (925)899-1999
	Owner:	City of Oakland
	Case File Number:	PLN16-089
	Planning Permits Required:	Major Conditional Use Permit and Design Review to install a new Monopole Telecommunications Facility within a residential zone, and Minor Variance to waive the required 1:1 ratio setback for the 29' tall monopole facility to be located from the adjacent residential property line.
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-10 Zone
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: New construction or conversion of small structures; Section 15183: 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:	4
	Date Filed:	April 14, 2017
	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 .



This item has been continued to a date uncertain.

8.	Location:	3506 MacArthur Blvd
	Assessor's Parcel Number(s):	030-1898-012-00
	Proposal:	To serve alcoholic beverages at a full service restaurant "Burger & BBQ" with a 12:00 A.M. closing time.
	Owner:	Best By Farr, Inc.
	Applicant:	Jemma Lester (510) 289-3958
	Case File Number:	PLN17046
	Planning Permits Required:	Major Conditional Use Permits for alcoholic Beverage Sale (request for Type 48 State Alcohol License) located on a restricted corridor; and Minor Conditional Use Permit to allow for Open facilities non residential.
	General Plan:	Neighborhood Commercial Mixed Use
	Zoning:	CN-2 Neighborhood Commercial Zone
	Environmental Determination:	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:	4
	Status:	Pending
	Action to be Taken:	Decision on application based on staff report
	Staff Recommendation:	Approval subject to conditions
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandnet.com .

The Consent Calendar was called at 6:11pm.

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

Ayes: Manus, Limon, Myres, Fearn, Weinstein

Noes:

Abstentions: Monchamp

Approved with 5 ayes, 0 noes, and 1 abstention.



PUBLIC HEARINGS

This item was continued from the May 17, 2017, Planning Commission meeting.

9.	Location:	8024 Rudsdale Street
	Assessor's Parcel Number(s):	041-4203-016-01
	Proposal:	Proposal for a new three story 15-unit townhome style development.
	Applicant:	Jeremy Harris
	Contact Person/Phone Number:	Jeremy Harris (858)449-5270
	Owner:	Danny Haber / YPP
	Case File Number:	PLN16064
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review to allow for the creation of a 15 unit multi-family townhome style development. Density Bonus and Incentives to allowance for 3 affordable units to allow for substandard open space, parking location and front yard pavement coverage.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Mixed Housing Type Residential Zone
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; In-fill Development. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	None (blighted unfinished structure to be completed as the proposed residential building.)
	City Council District:	7
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Moe Hackett at (510) 238-39730 or by email at mhackett@oaklandnet.com .

This item was called at 6:12pm. Commissioner Limon recused himself from this item.

Staff Member: Moe Hackett

Applicant: Jeremy Harris

Public Speakers: None.

Motion by Commissioner Monchamp to affirm staff's environmental determination and approve the major Conditional Use Permit and Design Review subject to the attached Findings and Conditions with the following amendments as feasible; A) to amend Condition number 14 regarding lighting to state that staff work with the applicant to determine and add additional lighting that addresses illegal dumping, B) to add an additional Condition that the applicant work with staff to review the design of the upper roof deck exterior to see if there are alternative elements or paint colors that would make it look less institutional and more residential, C) that staff work with the applicant to make the project less auto-oriented and more pedestrian friendly, D) that staff work with the applicant on the ground floor entryway off of the parking lot so that it is more clearly defined between private and communal space, and E) that the fence height be reduced to six feet on all sides, seconded by Commissioner Manus.

Ayes: Manus, Monchamp, Fearn, Weinstein

Noes: Myres

Approved with 4 ayes and 1 no.



10.	Location:	4430 / 4440 / 4448 Howe Street
	Assessor's Parcel Number(s):	013-1128-018-00/ 013-1128-019-00/ 013-1128-020-00
	Proposal:	To subdivide a total of 18,750 square foot of parcels with three existing detached buildings and create mini-lot development with seven parcels. The project includes the demolition of one structure, renovation and remodel of two existing buildings and construction of five two-story residences (One unit per lot) with access provided through a shared access-facility. Each residence will contain one off-street parking space.
	Applicant and Contact Person:	Jarvis Architects, Lisa Trujillo (510) 654-6755
	Owner:	GC Carb LLC & 4430 Howe St. LLC
	Case File Number:	PLN17095 / TTM8393
	Planning Permits Required:	Major Conditional Use Permit for a project that results in 7 or more units in a RM zone (Sec. 17.134.020). Tentative Tract Map for a subdivision of one parcel into seven mini-lots (OMC Sec. 16.24.040); Minor Conditional Use Permit to create a seven (7) mini-lot development (OPC Sec. 17.134.050, 17.134.020 & 17.142.012); Minor Conditional Use Permit for Shared Access Facility (17.102.090 (B)). Regular Design Review for the construction of 5 residential units (Sec. 17.136.050).; and Minor Variance to allow 100% of required open space through private decks and balconies (Sec.17.148.050)..
	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; Section 15303: New Construction of small structures; Exempt, Section 15332: In-Fill Development Projects; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	OCHS Survey Rating: C3
	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@oaklandnet.com .

Commissioner Limon returned and Commissioner Weinstein announced that she was recusing herself from this item and the Commission needed to appoint a Chair *pro tem* to hear the item.

Motion by Commissioner Weinstein to appoint Commissioner Myres to Chair *pro tem* to hear this item, seconded by Commissioner Manus.

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

Noes:

Approved with 6 ayes and 0 noes.

This item was then called at 6:46pm.

Staff Member: Jose Herrera-Preza

Applicant: Glenn Jarvis

Public Speakers: Tom Anthony



(Item #10, continued)

Motion by Commissioner Limon to affirm staff's environmental determination, approve the Major Conditional Use Permit, Tentative Tract Map, Regular Design Review, and Minor Variance subject to the attached Findings and Conditions, seconded by Commissioner Manus.

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

Approved with 5 ayes and 0 noes.

APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

None.

Correspondence

None.

City Council Actions

Secretary Merkamp stated that the City Council is currently holding meetings regarding the two-year budget process. Commissioner Myres stated on 6/6/17 the City Council voted to reappoint her to a second term on the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 7:07pm.

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

NEXT REGULAR MEETING: June 21, 2017