



*Jahmese Myres, Chair
Amanda Monchamp, Vice-Chair
Jonathan Fearn
Nischit Hegde
Tom Limon
Clark Manus
Sahar Shirazi*

**May 1, 2019
Regular Meeting**

The meeting was called to order at **6:03pm**.

ROLL CALL

Present: Manus, Fearn, Hegde, Monchamp, Myres
Excused: Shirazi, Limon

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #1 continued to a date uncertain. Item #2 continued to May 15, 2019.

Director's Report

Committee Reports

Commissioners Manus and Monchamp gave an overview of the April 24, 2019 Design Review Committee meeting.

Commission Matters

Discussion of changes to July and August 2019 meeting dates.

City Attorney's Report

OPEN FORUM

Johanna Finney, Alexis Schroeder

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:	2932 Carmel Street
	Assessor's Parcel Number(s):	029-0982-006-00
	Proposal:	A four (4) lot mini lot development of a 10,839 square foot lot with three existing structures to be demolished and replaced with four new detached single family dwellings. Vehicular access will be provided by means of a proposed Shared Access Facility.
	Owner:	Alterre Partners LLC
	Applicant:	John Newton / (510) 847-4108
	Case Number:	PLN18416
	Planning Permits Required:	Major Conditional Use Permit for to allow four units in RM 2 Zone; Minor Conditional Use Permit a Mini Lot Subdivision and associated Shared Access Facility and; Regular Design Review for new construction of four single family dwellings; and Tentative Parcel Map to create four Mini Lots.
	General Plan:	Mixed Housing Residential
	Zoning:	RM 2 Mixed Housing Residential Zone
	Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15332—Infill Development Projects; Section 15315—Minor Land Division; and Section 15183—projects consistent with a community plan, general plan, or zoning.
	Historic Status:	Non-Historic Property
	City Council District:	4
	Status:	Pending
	Finality of decision:	Appealable to City Council within 10 days
	Action to be Taken:	Decision based on staff report.
	For Further Information:	Contact Case Planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandca.gov .

This item has been continued to May 15, 2019.

2.	Location:	610 Hegenberger Road
	Assessor's Parcel Number(s):	042-4318-046-01
	Proposal:	To establish a 24-hour fitness club/gym ("Planet Fitness") within an existing 72,000 square-foot commercial building. The structure is sited within a 6.92-acre lot. The proposal includes building and parking lot improvements (windows, signage, landscaping, and illumination).
	Owner:	DODG Corporation / Michael Trang
	Applicant:	N Consulting Engineers / Andrew Davies (714)398-7150
	Case Number:	PLN19023
	Planning Permits Required:	Major Conditional Use Permit for a Group Assembly Commercial Activity in the CR Zone on a site exceeding one-acre in area
	General Plan:	Regional Commercial
	Zoning:	CR 1 Regional Commercial 1 Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines—Existing Facilities (Minor alterations and operation); Section 15183—Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Not A Potentially Designated Historic Property; OCHS Rating: F3
	City Council District:	7
	Status:	Pending
	Finality of decision:	Appealable to City Council within 10 days
	Action to be Taken:	Decision based on staff report.
	For Further Information:	Contact Case Planner Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandca.gov .



PUBLIC HEARINGS

3.	Location:	1232 -1244 High St and 1207, 1219, and 1223 44th Ave
	Assessor's Parcel Number(s):	034-2251-013-01, -010-01, -009-00, -008-00
	Proposal:	To construct a 5-story 128,892 square-foot facility with surface parking, and loading dock, office space, lobby, and a community room located on the ground floor. Located on four adjacent lot to be merged.
	Applicant:	Kava Massih / Kava Massih Architects
	Contact Person/Phone Number:	Kava Massih / 510644-1920
	Owner:	Patrick Elwood, c/o Bay Farms Produce, Inc
	Case File Number:	PLN18259
	Planning Permits Required:	Major Conditional Use Permit for a self-storage facility greater than 25,000 square-feet, Regular Design Review for development of the site (including demolition of existing structures) and building design, and Minor Variance to allow for 13 off-street parking site where 37 parking spaces are required.
	General Plan:	Business Mix
	Zoning:	CIX-2, Commercial Industrial Mix Zone-2
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-fill Exemptions. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	None
	City Council District:	5
	Status:	Pending
	Action to be Taken:	Decision of Application by Planning Commission
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandca.gov .

Item #3 was called at 6:12pm.

Staff: Moe Hackett
Applicant: Kava Massih
Public Speakers: None

Motion by Commissioner Hegde to 1) affirm staff's environmental determination; 2) approve the Conditional Use Permit, Regular Design Review, and Minor Variance, subject to the attached findings and conditions; and 3) amend condition of approval #53 so that it reads as follows: The hours of operation for public access shall be between 6:00 am and 6:00 pm Monday through Sunday. The uses of the "community room" shall be limited to Community Assembly Civic Activities. Any change to the "community room" either in size or in uses shall be reviewed and approved pursuant to all City codes and requirements. Hours of available use /operations shall be posted at all entrances and made available to the Zoning Manager. A management plan for the "community room" will be subject to Zoning Manager's approval, seconded by Commissioner Manus.

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

Approved with 5 ayes and 0 noes.



4.	Location:	Citywide
	Proposal:	During a shelter crisis declared by the City Council, proposed Planning Code amendments would allow the City to ministerially approve Emergency Shelter Residential Activities and Emergency Housing Facilities on all properties owned or leased by the City.
	Applicant:	City of Oakland
	Case File Number:	ZA19014
	General Plan:	Citywide
	Zoning:	Citywide
	Environmental Determination:	The proposed amendments to the Planning Code rely 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); Wood Street EIR (2005), 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), and Coliseum (1995); the 1998 Amendment to the Historic Preservation Element of the General Plan; 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).
	Actions to be Taken:	To receive public comments; review and discuss the proposal
	Staff Recommendation	Recommend approval to the Oakland City Council
	For Further Information:	Contact case planner Ed Manasse at (510) 238-7733 or emanasse@oaklandca.gov .

Item #4 was called at **7:02pm**.

Staff: Robert Merkamp, Joe DeVries
Public Speakers: Darin Lounds

Motion by Commissioner Fearn to 1) affirm staff’s environmental determination; 2) find that the existing regulations being amended are inadequate, inconsistent, or otherwise contrary to the public interest; 3) recommend that the City Council approve the proposed Planning Code amendments related to approval of temporary emergency housing on properties owned or leased by the City during a state of emergency, local emergency, or shelter crisis declared by the City Council; 4) recommend staff initiate a report back on the larger discussion regarding establishing permanent codes on private and publicly owned land that allow for smaller habitable residential options; and 5) for staff to provide the Commission with a report on the 2019 point-in-time count data when available, seconded by Commissioner Hegde.

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

Approved with 5 ayes and 0 noes.

Recess from 7:30-7:35pm.



This item was continued from the April 17, 2019, Planning Commission meeting.

5.	Location:	Adjacent to 1700 62nd Ave
	Assessor’s Parcel Number(s):	038-3216-001-01 (nearest lot adjacent to the project site)
	Proposal:	Installation of a wireless “small cell site” telecommunication facility for T-Mobile on the side of an existing 38’ wooden utility PG& E pole located in the public right-of-way. The project involves installation of a 23.9” tall panel antenna mounted on the side of the existing pole at 19’ in height; three radio units and related equipment.
	Applicant:	Ana Gomez for Black & Veatch (dba T-Mobile) / (913) 458-9148
	Case Number:	PLN18469
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility on an existing PG&E pole located in the public right -of- way within 100 feet of a residential zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an PG&E utility pole; Section 15303: new construction or conversion of small structures; Section 15183: projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	6
	Status:	Pending
	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@oaklandca.gov .

Item #5 was called at 7:35pm.

Staff: Danny Thai

Applicant: Marco Montoya, Donald Bordenave

Public Speakers: Johanna Finney, Alexis Schroeder, Ethel Clay

Motion by Commissioner Fearn to affirm staff’s environmental determination and approve the design review application, subject to the attached findings and conditions of approval, seconded by Commissioner Manus.

Ayes: Manus, Fearn, Monchamp

Noes: Hegde

Abstentions: Myres

Approved with 3 ayes, 1 no, and 1 abstention.



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Motion by Commissioner Fearn to approve the April 17, 2019 minutes, seconded by Commissioner Monchamp.

Ayes: Manus, Fearn, Hegde, Monchamp, Myres

Noes:

Approved with 5 ayes and 0 noes.

Correspondence

City Council Actions

ADJOURNMENT

The meeting was adjourned at **8:00pm.**

NEXT REGULAR MEETING: May 15, 2019

Minutes prepared by Jonathan Arnold