



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

**September 7, 2016
Regular Meeting**

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Speaker cards were submitted for Items #1 and #2. Secretary Merkamp stated they would be moved from Consent Calendar to Public Hearing, to be heard between Items #4 and #5.

Director's Report

Project background and status update for the Oak Knoll Mixed Use Community Plan Project located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard bounded by Keller Avenue and Mountain Boulevard.

Scott Gregory gave a presentation.

Public Speaker: Karen Whitestone

Committee Reports

None.

Commission Matters

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。



City Attorney's Report None.

OPEN FORUM None.

CONSENT CALENDAR

Items #1 and #2 were moved to Public Hearing.

3. Location: Public Right-of-Way across from 11500 Skyline Blvd.

Assessor's Parcel Numbers: Nearest lot adjacent to the project site (085-0001-006-01)

Proposal: The project involves the installation of a new wireless Telecommunications facility (AT&T Wireless) on a new 30'-8" tall wood pole located in the public right-of-way; installation of two panel antennas within a 72" tall radome mounted at 24'-7" above the ground; an associated equipment cabinet located below ground level in vault.

Applicant: Crown Castle

Contact Person/ Bob Gundermann & Jason Osborn

Phone Number: (925) 899-1999

Owner: City of Oakland

Case File Number: PLN16-081

Planning Permits Required: Major Conditional Use Permit and Design Review to install a new Monopole Telecommunication Facility in the residential zone.

General Plan: Hillside Residential

Zoning: RH-4 Hillside Residential-4 and S-10 Zones.

Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; New construction of small structures.
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

Service Delivery District: 3

City Council District: 4

Date Filed: 4/13/2016

Finality of Decision: Appealable to City Council within 10 days

For Further Information: Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com

Commissioner Monchamp recused herself from this item.

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

Ayes: Limon, Manus, Pattillo, Weinstein, Nagraj

Noes:

Approved with 5 ayes, 0 noes.



PUBLIC HEARINGS

| | | |
|-----------|-------------------------------------|---|
| 4. | Location: | 420 40th St. #2 –Wine Yard |
| | Assessor’s Parcel Numbers: | (012 -1007-013-00) |
| | Proposal: | To establish a retail wine shop (with instructional tastings and bottle sales including craft beer), limited food sales and a 10:00 pm closing time (“Wine Yard”) in a ground floor commercial space. |
| | Applicant: | Daniel M. Schmidt |
| | Phone Number: | (323) 334-6362 |
| | Owner: | Becker Family Trust |
| | Case File Number: | PLN16155 |
| | Planning Permits Required: | Major Conditional Use Permit to allow an Alcoholic Beverage Sales Commercial Activity with Findings of Public Convenience or Necessity in an over-concentrated area (Sec. 17.134.050 & 17.103.030 (B) (2) & (3); and Major Variance for distance separation (Sec.17.148.050). |
| | General Plan: | Urban Residential |
| | Zoning: | RU-5 Urban Residential 5 Zone |
| | Environmental Determination: | Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning. |
| | Historic Status: | Not A Potentially Designated Historic Property (DHP); Survey rating: |
| | Service Delivery District: | 2 |
| | City Council District: | 1 |
| | Date Filed: | 05/19/16 |
| | 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 jherrera@oaklandnet.com |

Staff Member: Jose Herrera-Preza gave a presentation.

Applicant: Daniel Schmidt

Public Speakers: None.

Motion by Commissioner Pattillo to affirm staff’s environmental determination, approve a Major Conditional Use Permit, findings of public convenience and necessity, and variance for alcoholic beverage sales for PLN16155 subject to the attached findings and conditions of approval, seconded by Commissioner Weinstein.

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

Approved with 6 ayes and 0 noes.



Commissioner Monchamp recused herself from Items #1 and #2.

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| 1. | Location: The Public Right-of-Way adjacent to 4139 Piedmont Avenue and Ridgeway Avenue. Adjacent to gas station. Nearest lot adjacent to the project site (012-0994-002-00) |
| | Proposal: The project involves the installation of a new wireless Telecommunications facility (Crown Castle) on a new 24' tall metal light pole located in the public right-of-way; installation of two 24" wide panel antennas mounted at a height of 23 feet above the ground; install wrap around enclosure with two radio units inside 2'-5" tall and 2' 3" wide box attached to the light pole at 10' above ground. |
| | Applicant: Crown Castle |
| | Contact Person/Phone Number: Bob Gundermann & Jason Osborn (925)899-1999 |
| | Owner: City of Oakland |
| | Case File Number: PLN15-387 |
| | Planning Permits Required: Major Conditional Use Permit and Design Review to install a new Monopole Telecommunication Facility within 100' of residential zone, and Minor Variance to establish Monopole Facility within 1500 feet of another monopole facilities. |
| | General Plan: Neighborhood Center Mixed Use. |
| | Zoning: CN-1 Neighborhood Center Zone. |
| | Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; installation a new telecommunication/light pole. 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 |
| | Service Delivery District: 2 |
| | City Council District: 1 |
| | Status: Pending |
| | Action to be Taken: Decision of Application |
| | Finality of Decision: <i>Appealable to City Council within 10 days</i> |

Staff Member: Jason Madani gave a presentation.

Applicant: Bob Gundermann

Public Speakers: Tom Bachard, Arlinda Befort

Public hearing closed.

Motion by Commissioner Pattillo to affirm staff's environmental determination, approve Major Conditional Use Permit and design review and minor variance for application PLN15387 subject to the attached findings and conditions of approval, seconded by Commissioner Manus.

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

Approved with 5 ayes and 0 noes.



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| | For Further Information: | Contact case planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com |
| 2. | Location: | The Public Right-of-Way adjacent to 4299 Piedmont Avenue and John Street. Nearest lot adjacent to the project site (013-1117-004-00) |
| | Proposal: | The project involves the installation of a new wireless Telecommunications facility (Crown Castle) on a new 24' tall metal light pole located in the public right-of-way; installation of two 24" wide panel antennas mounted at a height of 23 feet above the ground; install wrap around enclosure with two radio units inside 2'-5" tall and 2' 3" wide box attached to the light pole at 10' above ground. |
| | Applicant: | Crown Castle |
| | Contact Person/Phone Number: | Bob Gundermann & Jason Osborn (925)899-1999 |
| | Owner: | City of Oakland |
| | Case File Number: | PLN15-407 |
| | Planning Permits Required: | Major Conditional Use Permit and Design Review to install a new Monopole Telecommunication Facility within 100' of residential zone, and Minor Variance to establish Monopole Facility within 1500 feet of another monopole facilities. |
| | General Plan: | Neighborhood Center Mixed Use. |
| | Zoning: | CN-1 Neighborhood Center Zone. |
| | Environmental Determination: | Exempt, Section 15303 of the State CEQA Guidelines; installation a new telecommunication/light pole. 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 |
| | Service Delivery District: | 2 |
| | City Council District: | 1 |
| | Status: | Pending |
| | Action to be Taken: | Decision of Application |
| | 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: jmadani@oaklandnet.com |

Staff Member: Jason Madani gave a presentation.

Applicant: Bob Gundermann

Public Speakers: Arlinda Befort

Public hearing closed.

Motion by Commissioner Pattillo to affirm staff's environmental determination, approve Major Conditional Use Permit and design review and minor variance for application PLN15407 subject to the attached findings and conditions of approval, seconded by Commissioner Manus.

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

Approved with 5 ayes and 0 noes.



5. Property Location & 845 Embarcadero (Development of Parcel B)

Assessor's Parcel Number: 018 046500219

Proposal: To construct a residential and commercial mixed-use development for an 8-story, 241 residential unit with a ground-floor retail area of approximately 2,800 square feet and parking garage on a 1.54 acre vacant lot. The project is located in Parcel B of the Final Development Plan for the Brooklyn Basin.

Applicant/ Phone Numbers: Deborah Tu / (510) 251-9284 or (510) 251-9270

Property Owner: ZOHP-1, LLC

Case File Number: PUD06010-PUDF03

Planning Permits Required: Regular Design Review for new construction.

General & Estuary Plan: Planned Waterfront Development-1

Zoning: Planned Waterfront Zoning District (PWD-4)

Environmental Determination: Final EIR (ER 04-0009) Certified on January 20, 2009

Property Historic Status: Non-Historic Property

Service Delivery District: 3

City Council District: 2

Date Filed: April 12, 2016

Action to be Taken: Decision based on Staff report

Finality of Decision: Appealable to City Council within 10 days

For Further Information: Contact Case Planner, **Mike Rivera** at (510) 238-6417, or by email at mrivera@oaklandnet.com

Commissioner Pattillo recused herself from this item.

Staff Member: Mike Rivera

Applicant: Patrick Van Ness gave a PowerPoint presentation

Public Speakers: Barbara Leslie

Public hearing closed.



Item #5, continued.

Motion by Commissioner Manus to approve pursuant to CEQA guidelines section 15162 and based on the attached findings rely on the Oak to 9th Avenue project EIR as adequate under CEQA for analysis of the revisions to the mixed use residential and commercial development FDP and approve the project final development permit subject to the attached findings and the attachments included in this report, seconded by Commissioner Limon.

Ayes: Limon, Manus, Monchamp, Weinstein, Nagraj

Noes:

Approved with 5 ayes and 0 noes.

APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

August 17, 2016

Motion by Chair Nagraj to approve the August 17, 2016 minutes, seconded by Commissioner Manus.

Ayes: Manus, Pattillo, Monchamp, Weinstein, Nagraj

Abstentions: Limon

Approved with 5 ayes and 1 abstention.

Correspondence

City Council Actions

ADJOURNMENT at approximately 7:25pm.

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

NEXT REGULAR MEETING:

