



*C. Blake Huntsman, Chair
Doug Boxer, Vice Chair
Michael Colbruno
Sandra E. Gálvez
Vince Gibbs
Vien Truong
Madeleine Zayas-Mart*

March 3, 2010
Regular Meeting

ROLL CALL

Present: Huntsman, Boxer, Colbruno, Galvez, Gibbs,
Truong, Zayas-Mart
Staff: Scott Miller, Kiran Jain

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Committee Reports

Commissioner Zayas-Mart provided a summary of the February 24th Design Review Committee meeting

Commission Matter

Commissioner Zayas-Mart suggested that staff should consider a 3-Dimensional modeling program as part of the zoning update process

OPEN FORUM

Speaker: Sanjiv Handa

CONSENT CALENDAR

The Commission will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report in each case. Members of the Commission may request that any item on the Consent Calendar be singled out for separate discussion and vote.

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 Community and Economic Development Agency, Planning and Zoning Division, 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 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.



1. **Location:** 5025 Woodminster Lane (APN: 029-1255-040-00)
Proposal: To install 3 concealed telecommunication panel antennas, one microwave internet dish, and an equipment cabinet.
Applicant: Cortel c/o Clearwire
Contact Person/Phone Number: Michelle Weller (925)997-1312
Owner: Pamela Alston and B. Rodrick
(Property Manager: Maria H. de Pedraza)
Case File Number: CMD09-261
Planning Permits Required: Regular Design Review to install 3 concealed telecommunication panel antennas, one microwave internet dish, and an equipment cabinet area.
Major Conditional Use Permit for the installation of a Mini telecommunication facility within 100 feet of a residential zone.
General Plan: Neighborhood Center Mixed Use
Zoning: C-20 Shopping Center Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to existing 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: No Record
Service Delivery District: 4
City Council District: 4
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 Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandnet.com

2. **Location:** Merritt College parking lot B (west)
‘12500 Campus Drive’ / ‘0’ Leona Street (APN: 037 -2685-001-39)
Proposal: To expand an existing Monopole Wireless Telecommunications Facility collocated at a community college parking lot by attaching three (3) new panel antennas and related equipment to the 43-foot tall monopole and by installing one (1) new equipment cabinet within the ground level equipment shelter.
Applicant / Phone Number: Michelle Weller / Cortel, LLC (for carrier: Clearwire) (925) 997-1312
Owner: Peralta Community College District
Case File Number: CMD09-280
Planning Permits Required: Major Conditional Use Permit with special findings to allow the expansion of a Monopole Facility within a Residential Zone (OMC Sec. 17.134.020(A)(3)(i));
Regular Design Review with special findings to allow the expansion of a Monopole Facility (OMC Sec. 17.24.040, 17.136.040(A)(10))

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General Plan:	Institutional
Zoning:	R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities (Additions to existing structures); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status:	Non-Historic Property; no survey rating
Service Delivery District:	IV – San Antonio / Fruitvale
City Council District:	6 - Brooks
Date Filed:	December 17, 2009
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 Aubrey Rose, Planner II at (510) 238-2071 or arose@oaklandnet.com

No speakers and no discussion on the consent items.

Motion to approve Items #1 and #2 by Colbruno, seconded by Boxer.

Action on the matters: Approved 7 ayes, 0 noes

PUBLIC HEARINGS

3.	Location:	355 19th Street and 1803 Webster Street (APN 008-0624-003-00)
	Proposal:	Major Conditional Use Permit to re-establish an alcoholic beverage sales commercial activity at a bar and lounge.
	Applicant/Phone Number:	Linda Bradford (510) 523-7450
	Owner:	Linda Bradford, David and James Bradford
	Case File Number:	CMD09-253
	Planning Permits Required:	Major Conditional Use Permit for Alcoholic Beverage Sales
	General Plan:	Central Business District
	Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone
	Environmental Determination:	Exempt, CEQA Guidelines Section 15301, existing facility. Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status:	Not a Potentially Designated Historic District, Survey Rating F3
	Service Delivery District:	Metro
	City Council District:	3
	Status:	Pending
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Leigh McCullen at (510) 238-4977 or by email at lmccullen@oaklandnet.com .

Scott Miller introduced the item. Linda Bradford, applicant, gave a brief presentation on the proposal.

Speaker: Sanjiv Handa

Motion to approve Colbruno, seconded by Gibbs.



Action on the matter: Approved 7 ayes, 0 noes

PLEASE NOTE: ITEM NO. #4, BELOW, HAS BEEN REMOVED FROM THIS AGENDA.

4.	<p>Location: Bentley School; 1 Hiller Drive, 251 Tunnel Road, 245 Tunnel Road, and 261 Tunnel Road</p> <p>APN: 048H 7576 001 04, 048H 7576 030 02, 064 4231 015 through 064 4231 017</p> <p>Proposal: To revise Bentley School's Condition of Approval #27 (Case File CM04 411) and thus allow all K-12 administrators and staff and their associated offices to remain at the Hiller Drive campus and to require these persons to park off site (not on Hiller Drive or within the Hiller Highlands).</p> <p>Applicant: Bentley School</p> <p>Contact Person/Phone Number: Duncan Lyon / (510) 843-2512</p> <p>Owner: Bentley School</p> <p>Case File Number: REV10-0003</p> <p>Planning Permit Required: Revision to the approved Bentley School's Major Conditional Use Permit: Condition of Approval #27 which currently requires the Project Applicant to move all of the school administration offices and persons not directly associated with the Hiller Drive campus (Lower School and Middle School) academic program to the other campus in Lafayette, no later than the beginning of the first semester after this approval. At a minimum these include: Office of the Head of School, Development, Finance, Admissions, and Parent Association.</p> <p>The proposal would revise this condition to allow all administrative offices not associated with the Hiller campus to remain on the Hiller campus but to require these persons to park off site (not on Hiller Drive or within the Hiller Highlands).</p> <p>General Plan: Hillside Residential</p> <p>Zoning: R-30 One-Family Residential Zone</p> <p>Environmental Determination: An Environmental Impact Report was previously certified by the Planning Commission on October 21, 2009. As a separate and independent basis, the project was also found exempt from CEQA pursuant to CEQA Guidelines sections 15301, 15061(b)(3), 15378(a) and/or 15183. No further environmental review is required.</p> <p>Service Delivery District: H—North Oakland</p> <p>City Council District: 1</p> <p>Action to be Taken: Decision on the application based on staff report</p> <p>Finality of Decision: Appealable to City Council within 10 days</p> <p>For Further Information: Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com.</p>
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APPEALS

(There are no appeals on this agenda)



COMMISSION BUSINESS

Approval of Minutes: January 20 approved 7-0 and February 3, 2010 approved 6-0-1 abstention (Boxer)

OPEN FORUM

ADJOURNMENT The meeting was adjourned at approximately 6:35 p.m.

**SCOTT MILLER
Zoning Manager
Planning and Zoning Division**

NEXT REGULAR MEETING: March 17, 2010