



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

May 19, 2010
Regular Meeting

ROLL CALL

Present: Boxer, Colbruno, Galvez, Zayas-Mart

Excused: Huntsman, Gibbs, Truong

Staff: Scott Miller, Mark Wald,
Kristi Bascom, Scott Gregory,
Heather Lee, Cheryl Dunaway

WELCOME BY THE CHAIR

Agenda Discussion

Item #2 will not be heard at tonight's meeting .
Speakers are allowed to speak on item #2.

Commission Matters

Discussion of Summer Meeting schedule

OPEN FORUM

Speaker, Sanjiv Handa

1. **Location:** 4601 Shattuck Avenue, (APN: 013-1160-005-00)

Proposal: Installation of a wireless facility consisting; one equipment cabinet, located within existing building , two microwave antennas, and three panel antennas at approximately 68' and 72' -4" high attached to an existing self storage building with 24 existing antennas for a total of 29 telecommunication antennas.

Applicant: Cortel c/o Clearwire

Contact Person/Phone Number: Michelle Weller (925)997-1312

Owner: Storquest Self Storage Oakland LLC.

Case File Number: CMD10-078

Planning Permits Required: Regular Design Review to install two (2) microwave antennas, 3 panels telecommunication antennas and one equipment cabinet to be located within existing self storage building.
Major Conditional Use Permit for the installation of a Macro telecommunication facility within 100 feet of a residential zone.

General Plan: Neighborhood Center

Zoning: C-28 Commercial Shopping District Zone.
R-50 Medium Density Residential 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: Potential Designated Historic Property; Survey Rating: C3

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



Item #1 Cont'd

Speaker, Sanjiv Handa

Motion to approve given by Colbruno, seconded by Galvez.

Action on the matter: Approved 4 ayes, 0 noes. Decision is appealable to the City Council within 10 days.

ITEM #2 HAS BEEN REMOVED FROM THIS AGENDA.

2.	<p>Location: Central Business District (CBD)</p> <p>Proposal: 1) As a continuation of the Central Business District rezoning process, staff will present proposed view corridors to protect views of City Hall and the Oakland Tribune Tower from four view points on the east side of Lake Merritt, with five view corridors (two of the view corridors are from the same view point). The proposal includes three views to the Oakland Tribune Tower and two to City Hall, with analysis of height maximums along the view corridors in order to retain the view corridors.</p> <p>Applicant: City Planning Commission</p> <p>Case File Number: RZ10105, ZT10104</p> <p>Planning Permits Required: Rezoning, Zoning Text Amendment</p> <p>General Plan: Central Business District</p>
Environmental Determination:	<p>Zoning: CBD-R, CBD-P, CBD-C, and CBD-X</p> <p>The proposal relies on the previously certified Final Environmental Impact Report (EIR) for the Land Use and Transportation Element of the General Plan (1998); the Final Environmental Report for the 1998 Amendment to the Historic Preservation Element of the General Plan; the Housing Element Update Initial Study/Mitigated Negative Declaration (2004); and CEQA Guidelines Section 15183 "Projects Consistent with a Community Plan, General Plan or Zoning".</p> <p>Historic Status: The Central Business District contains several Areas of Primary Importance (APIs), Areas of Secondary Importance (ASIs), landmark properties, and other historically rated properties.</p> <p>Service Delivery District: Metro</p> <p>City Council District: 2 and 3</p> <p>Status: Recommended by Zoning Update Committee to be heard in front of the full Planning Commission.</p> <p>Action to be Taken: Recommendation to the City Council.</p> <p>Finality of Decision: Recommendation forwarded to City Council for final decision.</p> <p>For Further Information: Contact case planner Laura Kaminski at (510) 238-6809 or by email: lkaminski@oaklandnet.com</p>

ITEM #2 HAS BEEN REMOVED FROM THIS AGENDA.

Speaker, Daniel Schulman



3.	Location:	<u>Fruitvale Transit Village (Phase 2) residential project</u> Block bounded by 35 th and 37 th Avenues, East 12 th Street and BART tracks. APNs: 033-2197-019 and 033-2177-021
	Proposal:	Construction of a phased multifamily residential development consisting of 275 residential units with a parking garage on approximately 3.4 acres adjacent to the Fruitvale BART station.
	Applicant:	The Unity Council/Signature Properties
	Contact Person/Phone Number:	Patrick Van Ness, (925) 463-1122
	Owner:	Bay Area Rapid Transit District (BART)
	Case File Number:	ER 08-0005/PUD 08-186/TTM 8038/CMD 08-185
	Planning Permits Required:	Preliminary Planned Unit Development for a phased project; Tentative Tract Map, Major Conditional Use Permit for parking, Tree Removal Permit, and certification of the Final Environmental Impact Report.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	S-15 (Transit Oriented Development Zone)
	Environmental Determination:	A Final Environmental Impact Report (FEIR) has been prepared for this project and was published on April 28, 2010.
	Historic Status:	None
	Service Delivery District:	4
	City Council District:	5
	Staff Recommendation	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact project planner Kristi Bascom at (510) 582-1328 or by email: kristi@planbmc.com

Staff Member Kristi Bascom gave a power point presentation of the project and requested that the Planning Commission approve the Design Review guidelines outlined in the presentation, as well as certify the EIR and approve the Conditional Use Permit, Design Review, PUD and tentative tract map.

Speakers: Jeff Pace, Sanjiv Handa

Applicant, Patrick Van Ness gave a detailed presentation on why the large parking garage Structure is necessary, as well as answered questions.

The Planning Commission briefly discussed their concerns and asked staff some questions about this project.

Motion to approve the final EIR and project approvals given by Galvez. Colbruno seconded.

Action on the matter: Approved 4 ayes, 0 noes. Decision is appealable to the City Council within 10 days.



4. **Project Name:** Alta Bates Summit Medical Center- Summit Campus Seismic Upgrade and Master Plan
- Location:** 20.4-acre campus generally between Telegraph and Webster, and between 30th Street and 34th Street
- Proposal:** The ABSMC Seismic Upgrade and Master Plan is intended to comply with state seismic safety requirements of SB 1953, as well as to provide a long-term vision for the campus in order to meet hospital and community needs. Phase 1 of the project includes demolition of Bechtel Hall and five other small buildings, and construction of a new 230,000 sq. ft. (11-story) acute care hospital, plus a new 1,067-space (7-level) parking garage and a new temporary surface parking lot at the corner of Hawthorne/Elm. Phase 1 construction is expected to begin in 2010 and continue through 2015. Future phases include longer-term improvements including a new Medical Office Building on Summit Street (potentially included in Phase 1), a Samuel Merritt University expansion building at Hawthorne/Elm, and potential closure of a portion of Summit Street between 30th Street and Hawthorne Avenue as a new campus plaza.
- Applicant:** Alta Bates Summit Medical Center, an affiliate of Sutter Health
Shahrokh Sayadi, Project Director
- Phone:** 415-203-6345
- Owner:** Alta Bates Summit Medical Center, a Sutter Health affiliate
- Case File Number:** ER 09-0001, PUD 09-104, DR 09-105
- Planning Permits Required:** Planned Unit Development (Preliminary Development Plan for Master Plan, Final Development Plan for Phase 1); Design Review for Phase 1; Conditional Use Permit for demolition of existing rooming units (Bechtel Hall), zoning variance for off-street parking requirement shortfall
- General Plan:** Institutional
- Zoning:** S-1: Medical Center
- Historic Status:** Although there are buildings considered to be historic resources within the campus, the project as currently proposed would not adversely affect any of these historic resources.
- Environmental Determination:** A Notice of Preparation of a Draft EIR was distributed on March 13, 2009. The Notice of Availability of the Draft EIR was distributed on December 18, and the Draft EIR was published and made available to the public on December 21, 2009. The Draft EIR's 45-day public comment period ended on February 3, 2010. Responses to public comments and the Final EIR will be available prior to May 9, 2010 at least 10 days prior to this hearing.
- City Council District:** 3
- Date Filed:** January 16, 2009
- Recommendation:** Certify the EIR and approve Planning permits listed above
- Finality of Decision:** Appealable to the City Council within 10 days
- For Further Information:** Contact: **Scott Gregory**, contract planner to the City at 510-535-6690, or by email at sgregory@lamphier-gregory.com



Item # 4 Cont'd

Contract Planner Scott Gregory gave a presentation of the Alta Bates Summit Medical Center-Summit Seismic Upgrade and Master Plan Project.

New documentation submitted to the Planning Commission identified as Errata attachment E. Motion to accept new documentation Errata attachment E by Zayas-Mart. Colbruno seconded. New documentation submission accepted unanimously.

Applicant, Warren Kirk gave a power point presentation of the Alta Bates Summit Medical Center – Summit Campus Seismic Upgrade and Master Plan Project.

Speakers: Tao Matthews, Ben Elliott, Rebekah Right, Beverly Griffith, Steve O'Brien, Christine Colton, John Gentile, Donovan Taylor, LaShore Johnson, Joanne Jung, David Preiss, Sanjiv Handa

Motion to approve given by Zayas - Mart. Colbruno seconded. Action on the matter: Approved 4 ayes, 0 noes.

Approval of Minutes: May 5, 2010 approved 3 ayes, 1 abstention.

ADJOURNMENT

Meeting adjourned at approximately 8:30 P.M.

SCOTT MILLER,
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING: June 2, 2010