



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

October 6, 2010
Regular Meeting

ROLL CALL

Present: Boxer, Truong, Galvez,
Gibbs, Huntsman, Zayas-Mart

Excused: Colbruno

Staff: Scott Miller, Joann Pavlinec,
Heather Klein, Mark Wald, Cheryl Dunaway

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #1 was pulled from the Consent Calendar.

Director' s Report

Joann Pavlinec gave a PowerPoint presentation of
the 2010 Mills Act Applications.

OPEN FORUM

Speaker: Sanjiv Handa

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.



CONSENT CALENDAR

2.	<p>Location: 5329-5345 Foothill Boulevard (APN: 035-2389-017-03)</p> <p>Proposal: To install three (3) telecommunication antennas, three (3) internet services exchange point dishes, and one enclosed equipment cabinet at a site with 37 existing antennas for a total of 40 telecommunication antennas.</p> <p>Applicant: Clearwire, Misako Hill of Cortel, LLC</p> <p>Contact Person/Phone Number: Misako Hill /(415)533-2540</p> <p>Owner: Fairfax Lighthouse Deliverance Center</p> <p>Case File Number: CMD10-215</p> <p>Planning Permits Required: Regular Design Review to install three (3) telecommunication antennas, three (3) internet services exchange point dishes, and one enclosed equipment cabinet. Major Conditional Use Permit for the installation of a Macro telecommunication facility within 100 feet of a residential zone.</p> <p>General Plan: Neighborhood Center Mixed Use</p> <p>Zoning: C-30 District Thoroughfare Commercial Zone S-4 Design Review Combining Zone R-70 High Density Residential Zone</p> <p>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.</p> <p>Historic Status: Potential Designated Historic Property; Survey Rating: Cb +2 +</p> <p>Service Delivery District: 5</p> <p>City Council District: 4</p> <p>Status: Pending</p> <p>Action to be Taken: Decision of Application</p> <p>Finality of Decision: Appealable to City Council within 10 days</p> <p>For Further Information: Contact case planner Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandnet.com</p>
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Motion to approve given by Commissioner Huntsman, seconded by Commissioner Gibbs.
Action on the matter: Approved 6 ayes, 0 noes.



PUBLIC HEARINGS

1.	<p>Location: 5914 Telegraph Avenue (APN: 016-1386-012-03)</p> <p>Proposal: Installation of a wireless facility consisting; four (4) equipment cabinets, located within proposed chain link fence enclosure at the ground floor, and eight (8) panel antennas at approximately 66' -2" high attached to an existing monopole tower with 8 existing antennas for a total of 16 telecommunication antennas located on Crown Castle monopole telecommunication facilities.</p> <p>Applicant: RS & L Consulting Services/T-Mobile Wireless.</p> <p>Contact Person/Phone Number: Steven J. Christenson (530)368-0730</p> <p>Owner: Crown Castle & Bautista Emilio</p> <p>Case File Number: CMD10-072</p> <p>Planning Permits Required: Regular Design Review to install 8 panel telecommunication antennas and four (4) equipment cabinets to be located within proposed chain link fence enclosure adjacent to an existing monopole. Major Conditional Use Permit for the antennas co-location on an existing Monopole Telecommunication Facility within 100' of Residential Zone.</p> <p>General Plan: Urban Residential</p> <p>Zoning: C-28 Commercial Shopping District Zone and within 100' of R-35 Special-One Family Residential Zone.</p> <p>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.</p> <p>Historic Status: Not a Potential Designated Historic Property; Survey Rating: N/A</p> <p>Service Delivery District: 2</p> <p>City Council District: 1</p> <p>Status: Pending</p> <p>Action to be Taken: Decision of Application</p> <p>Finality of Decision: Appealable to City Council within 10 days</p> <p>For Further Information: Contact case planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com</p>
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Scott Miller gave a brief report on the proposal.

Applicant, Steve Christenson gave a presentation and answered questions asked by the Planning Commission.

Planning Commission expressed their dislike of the structure, looks and height of the monopole proposal. Planning Commission inquired to staff concerning the extension of the monopole and if there is a possibility of the applicant finding another location to build a new shorter one. The Planning Commission believed the addition of more antennas would have adverse impacts from a visual standpoint.

Motion given by Commissioner Zayas-Mart to deny the project, seconded by Commissioner Galvez. Action on the matter: Denied 5 ayes, 1 no (Commissioner Gibbs). As the Planning Commission does not have findings for denial this evening, this vote is a straw vote and this item will return on an upcoming agenda.



3.	Location:	2307 International Boulevard (APN: 020 -0105-014-00)
	Proposal:	To allow a full-service restaurant (“ Sea Blue”) to serve beer and wine. The restaurant would close at 10:00pm and feature a 500 square-foot dining room (approx.) with 9 tables and a counter. The site does not contain off-street parking spaces.
		The item was originally scheduled for the hearing of September 1, 2010 and continued at that time to allow additional opportunity for public review and comment
	Applicant/	Don Duong
	Phone Number:	(510) 536-3114
	Owner:	Jeffrey Huynh
	Case File Number:	CM10-211
	Planning Permits Required:	Major Conditional Use Permit with 2 sets of additional findings to allow sale of alcoholic beverages at a Full-Service Restaurant located on a Restricted Street in the C-28 Zone (OMC Sec. 17.44.110, 17.44.210(E), 17.102.210(B)(2), 17.134.020(A)(2)(a)(viii))
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	C-28 Shopping Center Commercial Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; 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: C2 + (Oakland Bank - 23rd Avenue Branch; ASI contributor, secondary importance or superior example; 23rd Avenue Commercial Historic District)
	Service Delivery District:	III – Central/Chinatown/Lower Hills
	City Council District:	5 – De La Fuente
	Date Filed:	August 2, 2010
	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

Scott Miller gave a presentation and answered questions asked by the Planning Commission.

Applicant’s Rep resentative: Ira Dickerson gave a presentation.

Speaker: Sanjiv Handa

Motion given by Commissioner Galvez to approve, seconded by Commissioner Huntsman.

Action on the matter: Approved 6 ayes, 0 noes.



4.	<p>Project Name: Kaiser Center Office Project</p> <p>Location: 300 Lakeside Drive, APN: 008-0652-001-05 Block bounded by 20th Street, Webster Street, 21st Street, and Harrison Street.</p> <p>Proposal: Public Hearing on the Draft Environmental Impact Report to obtain comments on the environmental analysis related to the redevelopment of a portion of the Kaiser Center Office site. The Project would add approximately 1,474,992 square feet of net new development in two phases. Phase I would (a) demolish the existing 20th Street Mall (approximately 58,190 square feet), (b) construct a 34-story office tower (approximately 641,972 square feet), and (c) reconfigure the 122,606 square foot rooftop garden by removing 18,369 square feet and adding 22,933 square feet along 20th Street for a net gain of 4,564 square feet. Phase II includes the (a) demolition of the Webster Street Mall (approximately 38,190 square feet) and (b) construction of a 42-story office tower (approximately 833,020 square feet). This project also includes the addition of 697 parking spaces in a subterranean and above ground parking garage and construction of 46,200 square feet of retail at the ground level and on the 6th floor of the towers.</p> <p>Applicant: The Swig Company on behalf of its affiliate, SIC-Lakeside Drive LLC</p> <p>Contact Person/Phone Number: Tomás Schoenberg, (415) 291-1100</p> <p>Owner: SIC-Lakeside Drive, LLC</p> <p>Case File Number: ER 08-003, PUD 08-103, TPM 9848</p> <p>Planning Permits Required: Vesting Tentative Parcel Map, Planned Development Permit, Preliminary Development Plan, Tree Removal Permit</p> <p>General Plan: Central Business District</p> <p>Zoning: CBD-C, Central Business District Commercial, adopted July 21, 2009. (The zoning when the application was submitted was C-55, Central Core Commercial; S-4, Design Review Combining Zone; S-17, Downtown Residential Open Space)</p> <p>Environmental Determination: Draft Environmental Impact Report was published for a 45-day review period from August 23, 2010 to October 7, 2010</p> <p>Historic Status: Kaiser Center Building & Rooftop Garden are CEQA Historic Resources (Oakland Cultural Heritage Survey Rating A1 +; listed on the Local Register of Historical Resources; appears eligible for the National Register individually and as part of the Lake Merritt District (code 3B))</p> <p>Service Delivery District: 1 – Downtown/West Oakland/Harbor</p> <p>City Council District: 3</p> <p>Action to be Taken: Receive public and Planning Commission comments on the Draft Environmental Impact Report</p> <p>For Further Information: Contact project planner Heather Klein at (510) 238-3659 or by email hklein@oaklandnet.com or Darin Ranelletti at (510) 238-3663 or by email dranelletti@oaklandnet.com</p>
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Staff Member Heather Klein gave a presentation and answered questions asked by the Planning Commission.

Applicants: Jean Meyers, Tomás Schoenberg, David Preiss gave a presentation and answered questions asked by the Planning Commission.

Speaker: Sanjiv Handa



The Planning Commission discussed the Draft EIR and suggested issues to address in the final EIR. No vote was taken.

Approval of Minutes:

Motion to approve September 1, 2010 minutes given by Commissioner Huntsman, seconded by Commissioner Gibbs.
Action on the matter: 4 ayes, 2 abstentions

City Council Actions

Scott Miller gave a report of the City Council' s actions concerning the Laundromat Ordinance. An appeal was filed on the project at 3333 Telegraph Avenue, Parolee Day Reporting Center.

ADJOURNMENT

Meeting adjourned at approximately 7:50 P.M.

SCOTT MILLER
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING:

October 20, 2010