



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

**February 15, 2017
Regular Meeting**

The meeting was called to order at **6:04pm**.

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Secretary Merkamp recommended that Items #4 and #7 be moved from the Consent Calendar to Public Hearings due to submitted speaker cards.

Director's Report

None.

Committee Reports

Commissioner Pattillo spoke about the Residential Appeals Committee that was held immediately prior to this meeting and indicated that the Committee denied the appeal.

Commission Matters

None.

City Attorney's Report

None.

OPEN FORUM

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。



The Consent Calendar was called at 6:06pm.

1.	Location:	Utility pole in sidewalk adjacent to: 2501 Coolidge Avenue (along E 25 th St)
	Assessor's Parcel Number(s):	Adjacent to: 027-0843-018-00
	Proposal:	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment at up to 26'-3" to an existing 37' wooden utility pole located in the public right-of-way (sidewalk).
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Joint Pole Authority (including PG&E)
	Case File Number:	PLN16346
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non historic property
	City Council District:	5
	Date Filed:	November 10, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Aubrey Rose, AICP at (510) 238-2071 or by email at arose@oaklandnet.com .

2.	Location:	Utility pole in sidewalk adjacent to 3242 Hyde Street
	Assessor's Parcel Number(s):	Adjacent to: 027-0843-029-00
	Proposal:	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment up to 21'03" to an existing 40' wooden utility pole located in the public right-of-way (sidewalk).
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Joint Pole Authority (including PG&E)
	Case File Number:	PLN16347
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non historic property
	City Council District:	5
	Date Filed:	November 10, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Aubrey Rose, AICP at (510) 238-2071 or by email at arose@oaklandnet.com .



3.	Location:	The public Right of Way in front of 2570 Havenscourt Blvd. on a JPA Utility Pole
	Assessor's Parcel Number(s):	038-3260-001-00 (nearest lot adjacent to the project site)
	Proposal:	Installation of a wireless telecommunication facility on a wooden utility pole located in the public right-of-way. The project involves replacement of an existing 46' tall wood utility pole with 46' tall to install one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 18'; install two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913)458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16405
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunications canister antenna to a replaced PG&E pole located in the public right -of-way in a residential zone.
	General Plan:	Detached Unit Residential.
	Zoning:	RD-1 Detached Unit Residential-1
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; minor additions and alterations to a replaced PG&E utility pole; Exempt, Section 15302 of the State CEQA Guidelines; replacement or reconstruction of existing utility systems and/or facilities; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	6
	Date Filed:	December 2, 2016
	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 at jmadani@oaklandnet.com .

5.	Location:	The Public Right-of-Way Adjacent to 2105 48th Ave.
	Assessor's Parcel Number(s):	Nearest adjacent lot (036 241603300)
	Proposal:	To establish a telecommunications facility, to enhance existing services, by attaching an antenna and equipment to an replaced wooden utility pole located in the public right-of-way (sidewalk). The 39' tall wooden utility pole is existing and will be replaced with a 39' tall wooden utility pole as part of this proposal.
	Applicant:	Extenet Systems (California) LLC. (for T-Mobile USA, INC)
	Contact Person/ Phone Number:	Ana Gomez (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case File Number:	PLN16362
	Planning Permits Required:	Major Design Review to install a wireless Telecommunication Macro Facility on a PG&E replacement pole located in RM-2 Zone.
	General Plan:	Mixed Housing Type
	Zoning:	RM-2 Mixed Housing Type Residential Zone.
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; New construction or conversion of small structures. Exempt, 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
	City Council District:	4
	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@oaklandnet.com .



6.	Location:	The Public Right-of-Way Adjacent to 2130 50th Ave.
	Assessor's Parcel Number(s):	Nearest adjacent lot (036 241902900)
	Proposal:	To establish a telecommunications facility, to enhance existing services, by attaching an antenna and equipment to an existing wooden utility pole located in the public right-of-way (sidewalk). The 38' tall wooden utility pole is existing.
	Applicant:	Extenet Systems (California) LLC. (for T-Mobile USA, INC)
	Contact Person/ Phone:	Ana Gomez (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case File Number:	PLN16359
	Planning Permits Required:	Major Design Review to install a wireless Telecommunication Macro Facility on a PG&E pole located in RM-2 Zone.
	General Plan:	Mixed Housing Type
	Zoning:	RM-2 Mixed Housing Type Residential Zone.
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; New construction or conversion of small structures. Exempt, 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
	City Council District:	4
	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@oaklandnet.com .

The Consent Calendar (Items 1,2,3,5, and 6) were called at 6:06pm. Commissioner Monchamp recused herself from the Consent Calendar.

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

Ayes: Limon, Manus, Myres, Pattillo, Weinstein

Noes:

Approved with 5 ayes and 0 noes.



PUBLIC HEARINGS

Commissioner Monchamp returned and this item was called at 6:07pm.

7.	Location:	829 21 st Street
	Assessor's Parcel Number(s):	003-0033-039-00 through 003-0033-044-00
	Proposal:	Appeal of an Administrative decision to partially approve legalization of the unpermitted raising of a pre-existing commercial building that was located within the required setbacks. The subject property was later converted into five live-work units under Planning Case number CD07-399. The appellant is the project applicant and is specifically appealing two conditions of approval related to the decision.
	Applicant/Appellant:	Robia Crisp
	Owner:	829 21 st Street Homeowners Association
	Case File Number:	PLN15408-A01
	Planning Permits Required:	Minor Conditional Use Permit to allow a reduced side setback of three feet within the West Oakland Area; Minor Variance for raising the pre-existing building within the required setbacks(front, side and rear); Regular Design Review for legalization of exterior modifications that include a variance.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines – Existing facilities 15183 – Projects Consistent with a Community Plan or Zoning
	Historic Status:	Not a Historic Property
	City Council District:	3
	Status:	The application was approved by the Zoning Manager on August 26, 2016. The conditions of approval were subsequently appealed by the applicant on September 6, 2016. This appeal was heard by the Planning Commission on November 16, 2016. At that hearing the Planning Commission took a straw vote to approve the appeal and directed staff to return with updated findings approving the rear yard variance request and removal of two conditions of approval that were the subject of the appeal.
	Action to be Taken:	Decision on appeal
	Finality of Decision:	Final
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandnet.com .

Staff Member: Peterson Vollmann

Public Speakers: Robia Crisp. Public Session closed.

Commissioner Patillo stated for the record that the eight foot fence around the property seems like a fortress and recommended it be removed and replaced with something that fits better with the area.

Motion by Commissioner Weinstein to affirm staff's environmental determination and approve the appeal, uphold the Zoning Manager's August 26, 2016, decision to approve the application for design review and minor variance, to legalize the existing building located at 829 21st Street based on revised findings and subject to revised conditions of approval reflecting the deletion of project specific conditions of approval numbers 23 and 24, seconded by Commissioner Myres.

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

Approved with 4 ayes and 2 noes.



Commissioner Monchamp recused herself and this item was called at 6:15pm.

4.	Location:	The public Right of Way in front of 2400 66th Avenue on a JPA Utility Pole
	Assessor's Parcel Number(s):	039-3259-028-00 (nearest lot adjacent to the project site)
	Proposal:	Installation of a wireless telecommunication facility on a 38' -6" tall wooden utility pole located in the public right-of-way. The project involves installation of one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 18' and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913)458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16412
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunications canister antenna on an existing PG&E pole located in the public right -of-way in a residential zone.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential-1
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; installation of telecommunication facility on an existing PG&E utility pole; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	6
	Date Filed:	December 2, 2016
	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 at jmadani@oaklandnet.com .

Staff Member: Jason Madani

Public Speakers: Ethan Ashley, Lorraine Provost, Milo Trauss. Public Session closed.

Applicant: Ana Gomez and Charles Lindsey with Extenet.

Motion by Commissioner Myres to continue the item to a date uncertain and in that time the applicant shall host a community meeting at a well-noticed time and location that is convenient for the surrounding neighbors, and that the meeting shall include design alternatives and information about the purpose of and any environmental impacts of the equipment, and that the meeting occur prior to March 15, 2017, seconded by Commissioner Weinstein.

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

Approved with 4 ayes and 1 no.



APPEALS

COMMISSION BUSINESS

Approval of Minutes None.

Correspondence None.

City Council Actions None.

ADJOURNMENT

The meeting was adjourned at 6:41pm.

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

NEXT REGULAR MEETING: March 1, 2017