



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

April 5, 2017
Regular Meeting

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

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

4/26/17 DRC will not be held, instead will be held 5/3/17 prior to Planning Commission meeting.

Commissioner Pattillo will recuse herself from Items 10 and 11 on this agenda as her firm does work with the developers' architects.

Director's Report

Secretary Merkamp spoke about Senate Bill 649 currently being considered in the State Legislature that would prohibit discretionary review of small-cell antenna sites. On April 4, 2017, this bill was passed 11-0 by the Senate Energy, Utilities, and Communications Committee and it has been referred to the Governance and Finance Committee.

Committee Reports

Commissioner Manus gave an overview of the Design Review Committee meeting held on March 29, 2017.

Commission Matters

None.

City Attorney's Report

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 a 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。



OPEN FORUM

Christine Boschen spoke about the trees on the T5/T6 parcels at 1100 Clay St.

CONSENT CALENDAR

The Consent Calendar was called at 6:13pm.

2.	Location:	Utility pole in sidewalk adjacent to: 4576 Thompson Street
	Assessor's Parcel Number(s):	036-2413-019-00
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment on a wooden utility pole located in the sidewalk.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16407
	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:	December 2, 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 Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .

3.	Location:	Utility pole in sidewalk adjacent to: 9003 B Street
	Assessor's Parcel Number(s):	044-4955-001-01
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment on a wooden utility pole located in the sidewalk.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16408
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit 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:	7
	Date Filed:	December 2, 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 Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .



4.	Location:	Utility pole in sidewalk adjacent to: 2701 Foothill Blvd
	Assessor's Parcel Number(s):	025-0733-001-01
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a wooden utility pole located in the sidewalk.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16386
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Urban Residential
	Zoning:	RU-5 Urban 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 22, 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 Danny Thai at (510) 238-3584 or by email at dthai@oaklandnet.com .

6.	Location:	Utility pole in sidewalk adjacent to 1967 88th Avenue, west side near Olive St
	Assessor's Parcel Number(s):	043-4593-003-00
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment at up to 22'-9" on a 42'-6" wooden utility pole (replacing a 37' pole) located in the 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:	PLN16388
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit 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:	7
	Date Filed:	November 22, 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 .



7.	Location:	1419 34 th Ave
	Assessor's Parcel Number(s):	033-2123-016-03
	Proposal:	To allow "Restore Oakland" to establish a multi-use facility to include a Full Service Restaurant "COLORS" with a Type 41 ABC License, A Community Assembly Space "Ella Baker Center for Human Rights", A Community Education "Restaurant Opportunity Center United (ROC), A Custom Manufacturing activity "COLORS Co Op Academy" to serve a commissary kitchen and administrative offices.
	Applicant:	Restore Oakland, LLC
	Contact Person/Phone Number:	Shelley Roberts (510) 912-5080
	Case File Number:	PLN16448
	Planning Permits Required:	Major Conditional Use Permit to allow a Type 41 "Beer & Wine" Alcoholic Beverage Sales Activity in conjunction with a full service restaurant on a restricted street; Minor Conditional Use Permit to allow a Community Education, Community Assembly, Custom Manufacturing and administrative offices on the ground floor. Regular Design Review for façade improvements and rear additions to the building.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-2 Neighborhood Center Zone
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures, 15301 existing facilities; 15183 Projects consistent with the General Plan or Zoning.
	Historic Status:	Fruitvale Commercial, Area of Secondary Importance (ASI); Survey rating: Cb+2+
	City Council District:	5
	Date Filed:	12/20/16
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Jose M Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandnet.com .

8.	Location:	2935 Market Street
	Assessor's Parcel Number(s):	005 -0452-005-00
	Proposal:	To allow the sale of beer and wine (Type 41 ABC License) at a full service restaurant "Spinning Dough". Hours of operation will be seven days a week 11:30am -9:00pm.
	Applicant / Phone Number:	Jeffery K. Chin (415) 999-0657
	Owner:	Hsien Chu
	Case File Number:	PLN17009
	Planning Permits Required:	Major Conditional Use Permit to serve alcoholic beverages at a Full Service Restaurant Commercial Activity located along a 'restricted street' (OMC Sec. 17.103.030.B.2)
	General Plan:	Community Commercial
	Zoning:	CC-2 Community Commercial Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non historic property
	City Council District:	3
	Date Filed:	January 9, 2017
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandnet.com .



9.	Location:	4721-4723 Tidewater Avenue, Suite C
	Assessor's Parcel Number(s):	034-2300-020-00
	Proposal:	To upgrade an approved beer club business operated weekdays with a 4:00 p.m. closing time in a 3,500 square-foot warehouse space by: (1) adding liquor and (2) extending the closing time until 8:00 p.m. The business would continue to operate primarily by drop-shipments with minimal on-site retail sales. (Project would require an ABC type 21 license.)
	Applicant / Phone Number:	Claude Burns / Noble Brewer Beer Company (301) 536-1934
	Owner:	The Eggen Family Trust
	Case File Number:	PLN14276-R01
	Planning Permits Required:	Revision to amend: Major Conditional Use Permit with additional findings for Alcoholic Beverage Sales Commercial Activity; Findings for Public Convenience or Necessity; Variance for alcoholic beverage sales within 1,000 feet of civic uses (park)
	General Plan:	Estuary Plan: Planned Waterfront District 3
	Zoning:	D-CE-5 Central Estuary District Zone (Food Industry Cluster/High St. Warehouse Wedge/Tidewater South)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non historic property
	City Council District:	5
	Date Filed:	October 31, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Aubrey Rose, AICP at (510) 238-2071 or by email at arose@oaklandnet.com .

Motion by Commissioner Myres to approve Items 1 through 4 and 6 through 9, seconded by Commissioner Pattillo.

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

Approved with 6 ayes and 0 noes.





PUBLIC HEARINGS

Item #5 was called at 6:16pm.

5.	Location:	Utility pole in sidewalk adjacent to: 8801 D St (near 88 th Ave)
	Assessor's Parcel Number(s):	042-4278-001-00
	Proposal:	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment up to 21'-3" on a 42' 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:	PLN16369
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit 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:	7
	Date Filed:	November 20, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .

Staff: Marilu Garcia

Applicant: Ana Gomez, Charles Lindsey

Public Speakers: Milo Trauss, Victoria Fierce

Motion by Commissioner Weinstein to affirm staff's environmental determination and approve the regular design review subject to the attached findings and conditions of approval, seconded by Commissioner Pattillo.

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

Noes:

Approved with 6 ayes and 0 noes.



This item was called at 6:30pm. Commissioner Pattillo recused herself from this item.

10.	Location:	3268 San Pablo Ave
	Assessor's Parcel Number(s):	009-0722-007-00
	Proposal:	To demolish existing structure and construct a new 51-unit senior housing development involving incentives/concessions for affordable housing.
	Owner:	Satellite Affordable Housing Associates (SAHA)
	Applicant:	Devin Nicole Ellin (510)809-2772
	Case Number:	PLN17026
	Planning Permits Required:	Major Conditional Use Permit for 75% senior housing density bonus; and Design Review for new construction.
	General Plan:	Urban Residential
	Zoning:	RU-5 Urban Residential Zone
	Environmental Determination:	Exempt Section 15332 and also relies on previous West Oakland Specific Plan (WOSP) EIR; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
	Historic Status:	Not a Potentially Designated Historic Property (PDHP); Survey Rating: *d3
	City Council District:	3
	Status:	Pending
	Action to be Taken:	Decision based on staff report.
	For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

Staff: Maurice Brenyah-Addow

Applicant: Paul (last name not clear) of HKT Architects, Devin Ellin of Satellite Affordable Housing Associates

Public Speakers: Carter Lavin

Motion by Commissioner Limon to affirm staff's CEQA determination and approve the design review subject to the attached findings and conditions of approval and that staff will continue to work with the applicant on open space, the ground floor plan and location of storage, and a decorative piece on the façade going north on San Pablo to add more visual excitement, seconded by Commissioner Myres.

Ayes: Limon, Manus, Myres, Weinstein, Nagraj

Noes:

Approved with 5 ayes and 0 noes.



This item was called at 6:56pm

11.	Location:	1314 Franklin Street
	Assessor's Parcel Number(s):	002-0055-001-00
	Proposal:	Proposal to demolish the existing auto fee parking garage and construct a new mixed use development with approximately 16,500 square feet of ground floor retail and 634 dwelling units. The proposal includes application of density bonus provisions of Section 17.107 of the Planning Code for the inclusion of low income housing for a density bonus of 20% and requesting one development concession for maximum height. The proposed tower on the project site would be approximately 400 feet in height.
	Applicant:	Carmel Partners
	Contact Person/Phone Number:	Greg Pasquali – (415) 231-0221
	Owner:	CO VI Franklin, LLC
	Case File Number:	PLN16295
	Planning Permits Required:	Regular Design Review for new construction, Major Conditional Use Permits for a large project in the D-LM Zone in excess of 200,000 square feet and Height Exception to allow the D-LM 275 Height Zone regulations, Minor Conditional use Permit to allow a base height of up to 85 feet and increase in the minimum tower dimensions by 30%, and Vesting Tentative Parcel Map for new condominiums.
	General Plan:	Central Business District
	Zoning:	D-LM-2 Zone/ D-LM-3 / D-LM-4 Zone Height Area D-LM 175
	Environmental Determination:	A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15183 - Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15164 – Addendum to the 2014 certified Lake Merritt Station Area Plan EIR; Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 nd Floor or on-line at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157
	Historic Status:	Not a historic property
	City Council District:	3
	Status:	Pending
	Action to be Taken:	Decision on application based on Staff Report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandnet.com .

Staff: Robert Merkamp for Pete Vollmann

Secretary Merkamp requested a motion to allow introduction of page 3 of Attachment B, Conditions of Approval, which was inadvertently left out of the packet due to a duplication error.

Motion by Commissioner Weinstein to accept the additional Conditions of Approval into the record, seconded by Commissioner Limon.

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

Approved with 5 ayes and 0 noes.



Applicant: Greg Christopher, Greg Pasquali, Francesco Mozzati

Public Speakers: Andrew Jones, Eric Arnold, Lailan Huen, Melissa Axelrod, William Johnson, Carter Lavin, Rick da Silva, Lina Torrio, Ayodele Nzinga, Molly Schremmer, Trafton Bean, Anna Shiderman, Jason Smith, Jennie Ong, Brian Baird, Milo Trauss, Davlan Hauser, Charlie Stroud, Matt Regan, Victoria Fierce, Aly Bonde, Michael Goff, Sarah Sieloff, Ben Rivera, Marc Lopez, John Wright, Karolyn Wong.

Motion by Commissioner Myres to continue this item to a date certain of April 19, 2017, to be placed on the Consent Calendar, seconded by Commissioner Weinstein.

Ayes: Limon, Myres, Weinstein

Noes: Manus, Nagraj

Approved with 3 ayes and 2 noes.

APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

None.

Correspondence

None.

City Council Actions

None.

ADJOURNMENT

The meeting was adjourned at 9:31pm.

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

NEXT REGULAR MEETING: April 19, 2017