



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

**May 17, 2017
Regular Meeting**

The meeting was called to order at **6:03pm**.

ROLL CALL

Present: Manus, Monchamp, Limon, Myres, Fearn, Weinstein, Nagraj

WELCOME BY THE CHAIR

Chair Nagraj welcomed new Commissioner Jonathan Fearn who spoke briefly about his professional background.

COMMISSION BUSINESS

Agenda Discussion

Item #2 is moved from Consent Calendar to public hearing, Item #10 has been continued to the June 7, 2017, Planning Commission meeting, and Item #11 has been continued to a date uncertain.

Director's Report

None.

Committee Reports

Commissioner Manus gave an overview of the May 3, 2017, Design Review Committee meeting.

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 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。



The Consent Calendar (Items 1 and 3-7) was called at 6:08pm.

1.	Location:	Utility pole in sidewalk adjacent to 3078 73rd Avenue
	Assessor's Parcel Number:	Adjacent to: 040A-3419-001-01
	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).
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case Number:	PLN16410
	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; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	4
	Date Filed:	December 2, 2016
	Action to be Taken:	Approve with conditions
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .

3.	Location:	Utility pole in sidewalk adjacent to 7304 Outlook Avenue
	Assessor's Parcel Number:	Adjacent to: 040A -3419-023-00
	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).
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case Number:	PLN16409
	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; 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:	Approve with conditions
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .



4.	Location:	Utility pole in sidewalk adjacent to: 8434 Olive St
	Assessor's Parcel Number(s):	043 456801300
	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 new 46' wooden utility pole will replace the existing 46' wooden utility pole.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16372
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type
	Zoning:	RM-1 Mixed 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:	6
	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 .

5.	Location:	Utility pole in sidewalk adjacent to: 3820 Foothill Blvd.
	Assessor's Parcel Number:	Adjacent to: 032-2087-025-01
	Proposal:	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment up to 26'-2" on a 57' 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:	Extenet, et al.
	Case File Number:	PLN16406
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Urban Residential
	Zoning:	RU-5
	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:	3
	Date Filed:	December 2, 2016
	Action to be Taken:	Approve with conditions
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandnet.com .



6.	Location:	City street light pole in sidewalk adjacent to: 980 8th Street (At intersection of 8th St. and Filbert St.)
	Assessor's Parcel Number(s):	Adjacent to: 004-0007-002-00
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 28' City street light located in the sidewalk; the antenna would be attached to the top at up to 32'-3" and equipment at approximately 9' to 15'-1".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN16428
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility in a Residential Zone; Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	Urban Residential
	Zoning:	Mixed Housing Type Residential - 1 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:	1
	Date Filed:	December 9, 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 Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .

7.	Location:	Brooklyn Basin (formerly known as "Oak Street to Ninth Avenue"); specifically, parcels affected by affordable housing swap (Parcels A, F and G).
	Proposal:	Modification to adopted Conditions of Approval to correctly reference affordable housing parcels following parcel swap.
	Applicant:	City of Oakland and Zarsion-OHP 1, LLC (ZOHP)
	Contact Person:	Patrick Van Ness (510) 251-9272
	Owner:	Zarsion-OHP 1, Port of Oakland, City of Oakland.
	Case File Number(s):	DA0611
	Planning Permits Required:	None.
	General Plan:	Planned Waterfront Development-4.
	Zoning:	Oak-to-Ninth District Zone (D-OTN)
	Environmental Determination:	Final EIR certified on January 20, 2009.
	Historic Status:	9th Avenue Terminal, rated "A"
	City Council District:	2 – Guillen
	Action to be Taken:	Consider modification to adopted Conditions of Approval to correctly reference affordable housing parcels following parcel swap.
	Finality of Decision:	Appealable to City Council.
	For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com .



Motion by Commissioner Weinstein to approve Consent Calendar Items 1 and 3 through 7, seconded by Commissioner Manus

Ayes: Manus, Monchamp (Item 7), Limon, Myres, Fearn, Weinstein, Nagraj

Noes:

Items 1 and 3 through 6 approved with 6 ayes, 0 noes, and 1 abstention.

Item 7 approved with 7 ayes, 0 noes, and 0 abstentions.

PUBLIC HEARINGS

Item #2 was called at 6:09pm.

2.	Location:	Utility pole in sidewalk adjacent to 7046 Outlook Avenue
	Assessor's Parcel Number:	Adjacent to: 040A-3418-029-00
	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).
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case Number:	PLN16415
	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; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	4
	Date Filed:	December 2, 2016
	Action to be Taken:	Approve with conditions
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .

Commissioner Monchamp recused herself from this item due to her firm representing the applicant in other matters.

Applicant: Charles Lindsay (Extenet), Ana Gomez (Black & Veatch)

Public Speakers: Michael Craig, Kevin Moore, Basil Lecky

Motion by Commissioner Myres to continue this item to a date uncertain, seconded by Commissioner Limon.

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

Noes:

Approved with 6 ayes and 0 noes.



Commissioner Monchamp returned and this item was called at 6:17pm.

8.	Location:	Citywide.
	Proposal:	Recommendation to the City Council to adopt a General Plan Amendment for the <i>Oakland Walks! Draft 2017 Pedestrian Master Plan Update (Draft Plan)</i> , as part of the Oakland General Plan. The Draft Plan updates the previously adopted 2002 Pedestrian Master Plan.
	Applicant:	City of Oakland
	Case File Number:	GP17001
	Planning Permits Required:	General Plan Amendment
	General Plan:	All General Plan Categories
	Zoning:	All Zoning Categories
	Environmental Determination:	A CEQA Analysis was prepared for the <i>Draft Plan</i> , which concluded that the <i>Draft Plan</i> qualifies for an addendum pursuant to CEQA Guidelines Sections 15162-15164 based on the previously adopted Mitigated Negative Declaration prepared for the <i>2002 Pedestrian Master Plan</i> ; and on a separate and independent basis, the <i>Draft Plan</i> is also exempt per CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), CEQA Guidelines Section 15301 c, c, and e (Existing Facilities); Section 15302 (Replacement or Reconstruction); and Section 15304 a and f (Minor Land Alterations). The CEQA Analysis document may be reviewed online at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157 .
	Service Delivery District:	All
	City Council District:	All
	Status:	The Bicycle and Pedestrian Advisory Commission recommended adoption of the <i>Draft Plan</i> on April 20, 2017.
	Finality of Decision:	Conduct a public hearing, receive comments from the public, discuss and recommend adoption of the <i>Draft Plan</i> to City Council.
	For Further Information:	Contact Menaka Mohan by phone at 510-238-6657 or by email at mmohan@oaklandnet.com . Project website: https://beta.oaklandca.gov/pedestrian-master-plan-update

Staff: Iris Starr and Menaka Mohan (Department of Transportation), Christina Ferracane

Public Speakers: None.

Motion by Commissioner Myres to recommend that the City Council adopt the April 2017 CEQA analysis, that the City Council adopt the draft plan as revised in Attachment A as part of the LUTE based in part upon the General Plan analysis and adoption findings in the staff report, include regular illegal dumping cleanup as an action item to improve walkability, include cost to the city of pedestrian injury lawsuits and settlements from 2008 to 2014, include plan area column on Table 2.3, consider revising weight of walkability score and total score, incorporate more pictures of East and West Oakland in the plan, and include zip code data of survey respondents in appropriate appendix, seconded by Commissioner Limon.

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

Approved with 7 ayes and 0 noes.



This item was called at 7:27pm.

9.	Location:	1721 Webster Street
	Assessor's Parcel Number(s):	008-0624-006-00 & -007-00
	Proposal:	Proposal to demolish the existing auto fee parking garage and construct a new 25 story mixed use development containing 250 dwelling units, approximately 5,000 square feet of office and ground floor retail.
	Applicant:	Holland Partner Group
	Contact Person/Phone Number:	Ray Connell – (925)226-2471
	Owner:	Douglas Motor Service & Douglas Parking Company
	Case File Number:	PLN16445
	Planning Permits Required:	Regular Design Review for new construction, Major Conditional Use Permit for development exceeding 200,000 square feet and 250 feet in height in the CBD Zone, Minor Variance for group open space (being supplemented with indoor group/amenity space), and Vesting Tentative Parcel Map for new condominiums.
	General Plan:	Central Business District
	Zoning:	CBD-C / Height Area 7
	Environmental Determination:	A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions: Section 15183 - Projects consistent with a community plan, general plan, or zoning; Section 15183.3 – Streamlining for Qualified infill projects; and/or Sections 15168 & 15180 – Projects consistent with a Redevelopment program 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 PDHP; Rating: D3
	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: Pete Vollmann

Applicant: Ray Connell (Holland Partner Group), Steven Douglas (Douglas Parking), Strachan Forgan (SCB)

Public Speakers: David Fong, Greg McConnell, Julayne Virgil

Motion by Commissioner Myres to affirm staff's environmental determination, adopt the attached CEQA findings, approve the Conditional Use Permits, Design Review, and Vesting Tentative Parcel maps subject to the attached Findings and Conditions, and request that the City share the TDM first annual report with the Commission, seconded by Commissioner Weinstein.

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

Approved with 7 ayes and 0 noes.



APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

Motion by Commissioner Monchamp to approve the March 15, 2017, meeting minutes, seconded by Commissioner Manus.

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

Noes:

Abstentions: Fearn

Approved with 6 ayes, 0 noes, and 1 abstention.

Motion by Commissioner Weinstein to approve the April 5, 2017, and April 19, 2017, meeting minutes, seconded by Commissioner Limon.

Ayes: Manus, Limon, Myres, Weinstein, Nagraj

Noes:

Abstentions: Monchamp, Fearn

Approved with 5 ayes, 0 noes, and 2 abstentions.

Correspondence

None.

City Council Actions

None.

ADJOURNMENT

The meeting was adjourned at **8:25pm**

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

NEXT REGULAR MEETING: June 7, 2017