



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

**July 5, 2017  
Regular Meeting**

The meeting was called to order at **6:02pm**.

**ROLL CALL**

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

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

**Agenda Discussion**

Items 10 and 12 were moved to public hearing due to submission of speaker cards.

**Director's Report**

None.

**Committee Reports**

Commissioner Manus gave an overview of the June 29 joint Design Review Committee/Landmarks Board meeting regarding the design character of the proposed project at 1100 Broadway and of the June 28 Design Review Committee that reviewed Brooklyn Basin Parcel C.

**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。請勿塗擦香氛產品，參加者可能對化學成分敏感。多謝。



**CONSENT CALENDAR**

<b>1.</b>	<b>Location:</b>	Utility pole in public right-of-way (sidewalk) adjacent to: <b>2481 67<sup>th</sup> Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>Adjacent to: 039-3260-013-00</b>
	<b>Proposal:</b>	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 43' wooden utility pole located in the public right-of-way (sidewalk).
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	<b>Owner:</b>	Joint Pole Authority (including PG&E)
	<b>Case File Number:</b>	<b>PLN16355</b>
	<b>Planning Permits Required:</b>	Major Design Review with additional findings for Macro Telecommunications Facility
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	Detached Unit Residential (RD-1)
	<b>Environmental Determination:</b>	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
	<b>Historic Status:</b>	Non-historic property
	<b>City Council District:</b>	6
	<b>Date Filed:</b>	November 18, 2016
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
	<b>For Further Information:</b>	Contact case planner <b>Danny Thai</b> at (510) 238-3584 or by email at <a href="mailto:dthai@oaklandnet.com">dthai@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b>	Utility pole in right-of-way (sidewalk) adjacent to: <b>1846 68<sup>th</sup> Ave. (At intersection of 68<sup>th</sup> Ave. and Avenal Ave.)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>Adjacent to: 039-3251-001-00</b>
	<b>Proposal:</b>	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 43' wooden utility pole located in the public right-of-way (sidewalk).
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	<b>Owner:</b>	Joint Pole Authority (including PG&E)
	<b>Case File Number:</b>	<b>PLN16371</b>
	<b>Planning Permits Required:</b>	Major Review with additional findings for Macro Telecommunications Facility
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	Detached Unit Residential - 1 Zone (RD-1)
	<b>Environmental Determination:</b>	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
	<b>Historic Status:</b>	Non-historic property
	<b>City Council District:</b>	6
	<b>Date Filed:</b>	November 20, 2016
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
	<b>For Further Information:</b>	Contact case planner <b>Danny Thai</b> at (510) 238-3584 or by email at <a href="mailto:dthai@oaklandnet.com">dthai@oaklandnet.com</a> .



<b>3.</b>	<b>Location:</b>	Utility pole in right-of-way (sidewalk) adjacent to: 6833 Arthur Street (At intersection of Arthur St. and Church St.)
	<b>Assessor's Parcel Number(s):</b>	Adjacent to: 039-3262-004-00
	<b>Proposal:</b>	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 43' wooden utility pole located in the public right-of-way (sidewalk).
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	<b>Owner:</b>	Joint Pole Authority (including PG&E)
	<b>Case File Number:</b>	PLN16367
	<b>Planning Permits Required:</b>	Major Design Review with additional findings for Macro Telecommunications Facility
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	Detached Unit Residential - 1 Zone (RD-1)
	<b>Environmental Determination:</b>	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
	<b>Historic Status:</b>	Non-historic property
	<b>City Council District:</b>	6
	<b>Date Filed:</b>	November 20, 2016
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
	<b>For Further Information:</b>	Contact case planner <b>Danny Thai</b> at (510) 238-3584 or by email at <a href="mailto:dthai@oaklandnet.com">dthai@oaklandnet.com</a> .

<b>4.</b>	<b>Location:</b>	City Street light pole in sidewalk adjacent to 2040 Telegraph Avenue
	<b>Assessor's Parcel Number(s):</b>	Adjacent to: 008-0649-001-01
	<b>Proposal:</b>	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 pole located in the sidewalk; the antenna would be attached to the top at up to 32'-3" and equipment at approx. 9' to 14'-3".
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	<b>Owner:</b>	Joint Pole Authority (JPA) including PG&E
	<b>Case Number:</b>	PLN16432
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Design Review with additional findings for a Monopole Telecommunications Facility in the CBD-P zone and within 300 feet of a Residential Zone.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P Central Business District - Pedestrian Zone
	<b>Environmental Determination:</b>	Exempt, under the State CEQA Guidelines Section 15301: Minor alteration to existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b>	Non-historic property
	<b>City Council District:</b>	3
	<b>Date Filed:</b>	December 9, 2016
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council within 10 days</i>
	<b>For Further Information:</b>	Contact case planner <b>Maurice Brenyah-Addow</b> at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a> .



<b>5.</b>	<b>Location:</b>	<b>City Street light pole in sidewalk adjacent to 548 Thomas L. Berkley Way</b>
	<b>Assessor's Parcel Number(s):</b>	<b>Adjacent to: 008-0645-009-01</b>
	<b>Proposal:</b>	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 28'tall in-kind replacement City street light pole located in the sidewalk; the antenna would be attached to the top at up to 32'-3" and equipment at approx. 9' to 15'.
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	<b>Owner:</b>	City of Oakland
	<b>Case Number:</b>	<b>PLN16433</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Design Review with additional findings for a Monopole Telecommunications Facility in the CBD-X zone and within 300 feet of a Residential Zone.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-X Central Business District – Mixed Commercial Zone
	<b>Environmental Determination:</b>	Exempt, under the State CEQA Guidelines. Section 15301: Minor alteration to existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b>	Non-historic property
	<b>City Council District:</b>	3
	<b>Date Filed:</b>	December 9, 2016
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council within 10 days</i>
	<b>For Further Information:</b>	Contact case planner <b>Maurice Brenyah-Addow</b> at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a> .

<b>6.</b>	<b>Location:</b>	<b>City Street light pole in sidewalk adjacent to 555 19<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>Adjacent to: 008-0642-017-00</b>
	<b>Proposal:</b>	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to an existing 28'tall City street light pole located in the sidewalk; the antenna would be attached to the top at up to 32'-3" and equipment at approx. 9' to 15'.
	<b>Applicant / Phone Number:</b>	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	<b>Owner:</b>	City of Oakland
	<b>Case Number:</b>	<b>PLN16434</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Design Review with additional findings for a Monopole Telecommunications Facility in the OS(NP) zone and within 300 feet of a Residential Zone.
	<b>General Plan:</b>	Urban Park and Open Space
	<b>Zoning:</b>	OS (NP) Open Space Zone - Neighborhood Park
	<b>Environmental Determination:</b>	Exempt, under the State CEQA Guidelines. Section 15301: Minor alteration to existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b>	Non-historic property
	<b>City Council District:</b>	3
	<b>Date Filed:</b>	December 9, 2016
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council within 10 days</i>
	<b>For Further Information:</b>	Contact case planner <b>Maurice Brenyah-Addow</b> at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a> .



<b>7.</b>	<b>Location:</b>	<b>The Public Right of Way near 2025 Telegraph Avenue on a City Light Pole</b>
	<b>Assessor's Parcel Number(s):</b>	<b>(008-645-001-02) nearest lot adjacent to the project site.</b>
	<b>Proposal:</b>	Installation of a wireless telecommunication facility on a 28' City light pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24" long and 14.6" in diameter located within shroud at a height of 29'-6" and two radio units (7.80" wide and 7.80" tall and 3.93" deep) will be placed within two equipment shrouds measuring 28" long, 9.8" wide and 7.3" deep for a total of four radio units mounted at a height of 14'-4" and 17'-8" above ground; a fiber splice box measuring 6 3/4" tall, 4 3/4" wide and 2 1/8" deep mounted on the pole at 3'-4".
	<b>Applicant:</b>	Black & Veatch for Extenet Systems/Verizon Wireless
	<b>Contact Person/ Phone Number:</b>	Ana Gomez of Black & Veatch (913) 458-9148
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	PLN17118
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Design Review to install a wireless Monopole Telecommunications Facility on an existing City light pole located in the public right -of- way in a residential zone.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P Central Business District Pedestrian Zone.
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing PG&E utility pole; Section 15303, 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.
	<b>Historic Status:</b>	No Historic Record – City light Pole
	<b>City Council District:</b>	3
	<b>Date Filed:</b>	April 29, 2017
	<b>Finality of Decision:</b>	Appealable to City Council within 10 Days
	<b>For Further Information:</b>	Contact case planner Jason Madani at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a> .

<b>8.</b>	<b>Location:</b>	<b>The public Right of Way near 1911 Telegraph Avenue on a City Light Pole</b>
	<b>Assessor Parcel Numbers:</b>	<b>(008-716-058-00) nearest lot adjacent to the project site.</b>
	<b>Proposal:</b>	Installation of a wireless telecommunication facility on a 28' City light pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24" long and 14.6" in diameter located within shroud at a height of 29'-6" and two radio units (12.05" wide and 27.17" tall and 7.01" deep) mounted at a height of 14'-9" and 18' above ground; a fiber splice box measuring 6 3/4" tall, 4 3/4" wide and 2 1/8" deep mounted on the pole at 3'-4".
	<b>Applicant:</b>	Black & Veatch for Extenet Systems/Verizon Wireless
	<b>Contact Person/ Phone Number:</b>	Ana Gomez of Black & Veatch (913) 458-9148
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	PLN17131
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Design Review to install a wireless Monopole Telecommunications Facility on an existing City light pole located in the public right -of- way in a residential zone.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P/CBD-R Central Business District Pedestrian and Residential Zone.
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing PG&E utility pole; Section 15303, 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.
	<b>Historic Status:</b>	No Historic Record – City light Pole
	<b>City Council District:</b>	3
	<b>Date Filed:</b>	May 2, 2017
	<b>Finality of Decision:</b>	Appealable to City Council within 10 Days
	<b>For Further Information:</b>	Contact case planner Jason Madani at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a> .



<b>9.</b>	<b>Location:</b>	<b>The Public Right-of-Way adjacent to West Oakland BART near Fifth Street at Center Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>004 -0071-003-00</b>
	<b>Proposal:</b>	The installation of an unmanned wireless telecommunications facility onto an existing public utility pole in the right-of-way on 5 <sup>th</sup> Street near Center Street; facility includes one antenna mounted at approximately at 34'-1" pole height and associated equipment will be mounted onto the pole approximately 10' above the right-of-way. All public utilities will remain on the pole.
	<b>Applicant:</b>	On Air LLC for Verizon Wireless
	<b>Contact Person/ Phone Number:</b>	Jay Gruendle (707) 477-2782
	<b>Owner:</b>	City of Oakland / PG&E
	<b>Case File Number:</b>	<b>PLN17089</b>
	<b>Planning Permits Required:</b>	Major Design Review (non-residential) to install a wireless Macro Telecommunications Facility (17.136.050 (B)(2); Additional Findings for a Macro Facility (OMC Sec. 17.128.070(B)(C).
	<b>General Plan:</b>	Community Commercial
	<b>Zoning:</b>	S-15W Transit Oriented Development Commercial Zone
	<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines (small facilities or structures; installation of small new equipment and facilities in small structures), and that none of the exceptions to the exemption in CEQA Guidelines section 15300.2 are not triggered by the proposal. Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	Not a PDHP; Survey rating: NA
	<b>City Council District:</b>	3
	<b>Finality of Decision:</b>	Appealable to City Council within 10 Days
	<b>For Further Information:</b>	Contact case planner <b>Jose M. Herrera-Preza</b> at <b>(510) 238-3808</b> or by email at <b><a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a></b> .

<b>11.</b>	<b>Location:</b>	<b>2042 Mountain Blvd.</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048F-7357-004-00</b>
	<b>Proposal:</b>	To allow a limited service restaurant "Mountain Mike's" within the ground floor of a commercial space and include the sale of beer and wine (Type 41 ABC License) at. Hours of operation will be seven days a week 11:00am -10:00pm.
	<b>Applicant:</b>	David J. Elliot
	<b>Contact Person/ Phone Number:</b>	David J. Elliot (831) 985-9668
	<b>Owner:</b>	Raimond's Montclair Paint & Wall Paper
	<b>Case File Number:</b>	<b>PLN17092</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit to allow an Alcoholic Beverage Sales Commercial Activity with Findings of Public Convenience or Necessity (Sec. 17.103.030 (B) (2) & (3); Additional Conditional Use Permit Findings for Activities in CN zones (Sec. 17.33.01(L4) & 17.33.030).
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	CN-1 Neighborhood Center Mixed Use 1 Zone
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	Not a PDHP; Survey rating: NA
	<b>City Council District:</b>	4
	<b>Finality of Decision:</b>	Appealable to City Council within 10 Days
	<b>For Further Information:</b>	Contact case planner <b>Jose M. Herrera-Preza</b> at <b>(510) 238-3808</b> or by email at <b><a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a></b> .



The Consent Calendar (Items 1 through 9 and Item 11) was called at 6:06pm.

Motion by Commissioner Manus to approve the Consent Calendar (Items 1 through 9 and Item 11), seconded by Commissioner Fearn.

Ayes: Manus, Fearn, Weinstein, Nagraj

Noes:

Abstentions: Monchamp

Approved with 4 ayes, 0 noes, and 1 abstention.

PUBLIC HEARINGS

<b>10.</b>	<b>Location:</b>	<b>"Bombera Bar &amp; Grill" 3455-3459 Champion St (former City fire station no. 14)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>028-0905-013-02</b>
	<b>Proposal:</b>	To convert a former City fire station into a 4,900 square-foot full-service restaurant serving alcoholic beverages (beer & wine) including a 600 s.f. front patio seating, no on-site parking, an 11:00 P.M. closing time, &, façade changes and a 1,400 s.f. / 10' tall upper addition of non-customer space to total 30' in height at rear only
	<b>Applicant / Phone Number:</b>	Ms. Dominica Rice (415) 385-4914
	<b>Owner:</b>	City of Oakland (sale pending to: Ms. Rice)
	<b>Case File Number:</b>	<b>PLN17196</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit for a full-service restaurant located within 200 feet of a restricted street (MacArthur Blvd) to serve alcoholic beverages; Regular Design Review for an addition exceeding 1,000 square-feet in floor-area
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	CN-1 Neighborhood Commercial Zone
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation; additions); Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b>	Non-historic property
	<b>City Council District:</b>	4
	<b>Date Filed:</b>	May 23, 2017
	<b>Action to be Taken:</b>	Decision based on staff report
	<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
	<b>For Further Information:</b>	Contact case planner <b>Aubrey Rose, AICP</b> at (510) 238-2071 or by email at <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a> .

This item was called at 6:07pm.

Staff Member: Aubrey Rose

Applicant: Dennis Owens (Architect for Applicant), Dominica Rice

Public Speakers: Michael Fried, Dave Karoly, Alyne Beach, Daniel Swafford, Peter Weinstein, Alicia Becerril, Ann Kawamoto, Mary Weinstein.



(Item #10, continued)

Motion by Commissioner Manus to affirm staff’s environmental determination and approve the Major and Minor Conditional Use Permits subject to the attached Findings and Conditions with the following amendments: A) Amend Condition 18 to allow 1 street tree, B) Amend Condition 19 to allow a six foot curb cut, and C) Amend Condition 20 to allow a solid fence, seconded by Commissioner Weinstein.

Ayes: Manus, Fearn, Weinstein, Monchamp, Nagraj

Noes:

Approved with 5 ayes and 0 noes.

<b>12.</b>	<b>Location:</b>	<b>3506 MacArthur Blvd</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>030-1898-012-00</b>
	<b>Proposal:</b>	To serve alcoholic beverages at a full service restaurant “Burger & BBQ” with a 12:00 A.M. closing time.
	<b>Owner:</b>	Best By Farr, Inc.
	<b>Applicant:</b>	Jemma Lester (510) 289-3958
	<b>Case File Number:</b>	<b>PLN17046</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permits for alcoholic Beverage Sale (request for Type 48 State Alcohol License) located on a restricted corridor; and Minor Conditional Use Permit to allow for Open facilities non-residential .
	<b>General Plan:</b>	Neighborhood Commercial Mixed Use
	<b>Zoning:</b>	CN-2 Neighborhood Commercial Zone
	<b>Environmental Determination:</b>	Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	Non historic property
	<b>City Council District:</b>	4
	<b>Status:</b>	Pending
	<b>Action to be Taken:</b>	Decision on application based on staff report
	<b>Staff Recommendation:</b>	Approval subject to conditions
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact case planner <b>Moe Hackett</b> at (510) 238-3973 or by email at <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a> .

This item was called at 6:42pm.

Staff Member: Moe Hackett

Applicant: Ryan Farr

Public Speakers: Ann McClain, Daniel Swafford

Motion by Commissioner Monchamp to affirm staff’s environmental determination and approve the Major and Minor Conditional Use Permits subject to the attached Findings and Conditions, seconded by Commissioner Weinstein.

Ayes: Manus, Fearn, Weinstein, Monchamp, Nagraj

Noes:

Approved with 5 ayes and 0 noes.



This item was continued from the June 21, 2017, Planning Commission meeting.

<b>13.</b>	<b>Location:</b>	<b>2418 Broadway</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008-0673-002-00</b>
	<b>Proposal:</b>	To establish a new bar/cocktail lounge within a 1,900 square-foot space and 2:00 a.m. closing time.
	<b>Owner:</b>	Gregory Garrity
	<b>Applicant:</b>	Adi Taylor / 2418 Broadway LLC
	<b>Case File Number:</b>	<b>PLN15353</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permits for alcoholic Beverage Sale (request for Type 48 State Alcohol License); and Findings for Public Necessity or Convenience.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	D-BV-2
	<b>Environmental Determination:</b>	Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	Not a Potential Designated Historic Property (PDHP); Survey Rating: Ed3 -circa 1912
	<b>City Council District:</b>	3
	<b>Status:</b>	Pending
	<b>Action to be Taken:</b>	Decision on application based on staff report
	<b>Staff Recommendation:</b>	Approval subject to conditions
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact case planner <b>Moe Hackett</b> at <b>(510) 238-3973</b> or by email at <b><a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a></b> .

This item was called at **6:58pm**.

**Staff Member:** Moe Hackett

**Applicant:** Adi Taylor

**Public Speakers:** Raven Lightning

Motion by Commissioner Monchamp to affirm staff's environmental determination and approve the Major Conditional Use Permit subject to the attached Findings and Conditions with an amendment to Condition 11 to reflect Broadway instead of 14<sup>th</sup> Street, seconded by Commissioner Fearn.

**Ayes:** Manus, Fearn, Weinstein, Monchamp, Nagraj

**Noes:**

Approved with 5 ayes and 0 noes.



**APPEALS**

None.

**COMMISSION BUSINESS**

**Approval of Minutes**

Motion by Commissioner Monchamp to approve the May 3, 2017, meeting minutes, seconded by Commissioner Manus.

**Ayes:** Manus, Weinstein, Monchamp, Nagraj

**Noes:**

**Abstentions:** Fearn

Approved with 4 ayes, 0 noes, and 1 abstention.

Motion by Commissioner Nagraj to approve the May 17, 2017, meeting minutes, seconded by Commissioner Manus.

**Ayes:** Manus, Fearn, Weinstein, Monchamp, Nagraj

**Noes:**

Approved with 5 ayes and 0 noes.

**Correspondence**

None.

**City Council Actions**

None.

**ADJOURNMENT**

The meeting was adjourned at 7:14pm.

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

**NEXT REGULAR MEETING:** July 19, 2017