



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

March 21, 2018
Regular Meeting

The meeting was called to order at **6:05pm**.

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #2 was moved from the Consent Calendar to Public Hearings.

Director's Report

Committee Reports

Commissioners Weinstein and Myres gave an overview of the Policies & Procedures Committee that met immediately before this meeting.

Commission Matters

City Attorney's Report

OPEN FORUM

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。



CONSENT CALENDAR

1.	Location:	PG&E utility pole in sidewalk adjacent to 7015 Outlook Ave
	Assessor's Parcel Number(s):	Adjacent to: 040A-3417-014-02
	Proposal:	To establish a new "small cell site" telecommunications facility, to enhance existing services, by replacing existing 23'-10" tall PG&E utility pole with a 29'-6" tall pole in the sidewalk and installation of a canister antenna and associated equipment; the antenna would be attached to the top up to 21'-3" and equipment at approx. 9' to 17'.
	Applicant/Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case Number:	PLN18026
	Planning Permits Required:	Regular Design Review with additional findings for a Macro Telecommunications Facility in a Residential Zone.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential Zone
	Environmental Determination:	Exempt, under the State CEQA Guidelines. Section 15301: Minor alteration to existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	3
	Date Filed:	January 10, 2018
	Action to be Taken:	Decision based on staff report
	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 public right-of-way (sidewalk) adjacent to: <ul style="list-style-type: none"> • a) 1068 83rd Avenue (PLN17526; APN 042-4264-001-00) Zone: RM-1, Land Use: Mixed Housing Type Residential; • b) 8301 B Street (PLN17527; APN 042-4263-001-00) Zone: RM-1, Land Use: Mixed Housing Type Residential; • c) 1839 96th Avenue (PLN18039; APN 046-5447-017-00) Zone: RM-1, Land Use: Mixed Housing Type Residential.
	Proposal:	To establish (3) wireless "small cell site" Macro Telecommunication Facilities on existing utility light poles located in the Public Right-of-Way.
	Permits Required:	Regular Design Reviews for Macro Telecommunication Facilities in Residential Zoning
	Applicant:	Ana Gomez-Abarca/Black & Veatch & Extenet (for: T-Mobile) (925) 458-9148
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic poles
	City Council District:	7
	For further information:	Contact Case Planner Michael Bradley at (510) 238-6935 or by email at mbradley@oaklandnet.com .



4.	Location:	Utility pole in public right-of-way (sidewalk) adjacent to: <ul style="list-style-type: none"> • a) 9211 A Street (PLN18031; APN 044-4964-001-01) Zone: RD-1, Land Use: Detached Unit Residential; • b) 9204 B Street (PLN18033; APN 044-4964-013-02) Zone: RD-1, Land Use: Detached Unit Residential; • c) 1651 102nd Avenue (PLN17041; APN 047-5513-003-01) Zone: RD-1, Land Use: Detached Unit Residential.
	Proposal:	To establish (3) wireless "small cell site" Macro Telecommunication Facilities on existing utility light poles located in the Public Right-of-Way.
	Permits Required:	Regular Design Reviews for Macro Telecommunication Facilities in Residential Zoning
	Applicant:	Ana Gomez-Abarca/Black & Veatch & Extenet (for: T-Mobile) (925)458-9148
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic poles
	City Council District:	7
	For further information:	Contact Case Planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .

The Consent Calendar was called at **6:09pm**.

Motion by Commisisoner Manus to approve the Consent Calendar (Items #1, #3, and #4), seconded by Commissioner Fearn.

Ayes: Manus, Fearn, Limon, Weinstein, Myres

Noes:

Abstentions: Monchamp

Approved with 5 ayes, 0 noes, and 1 abstention.



PUBLIC HEARINGS

This item has been continued to the April 4, 2018, Planning Commission meeting.

5.	Location:	0 Mandela Parkway. Vacant parcel located across from the neighboring property at 3650 Mandela Parkway and next to Beach St and Target store.
	Assessor's Parcel Number(s):	007-0617-014-05
	Proposal:	To construct a six story building ("Mandela Hotel") consisting of 220 rooms measuring approximately 142,813 square feet of floor area with a two level underground parking garage and a surface parking area totaling 166 parking spaces.
	Applicant / Phone Number:	Joanne Park, Lead Architect, Architectural Dimensions (510) 463-8300
	Hotel Operators:	Tulsee Nathu & Paval Nathu
	Property Owner:	State of California
	Case File Number:	PLN16394
	Planning Permits Required:	1) Major CUP for non-residential projects with more than 25,000 square feet of floor area; 2) Minor CUPs transient habitation (hotels) and non-residential tandem parking; 3) Regular Design Review for new building construction; and 4) Minor Variance for front yard setback reduction.
	General Plan / Specific Plan:	Regional Commercial / West Oakland Specific Plan (WOSP)
	Zoning:	CR-1, Regional Commercial Zone
	Environmental Determination:	<p>A detailed CEQA (California Environmental Quality Act) Analysis was prepared for this project, which concluded that the proposed development project satisfies each of the following CEQA Guidelines: (A) 15332 Urban Infill Development; (B) 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; (C) 15183.3 Streamlining for Infill Projects; (D) 15164 Addendum to EIRs; and (E) 15168 and 15180 Program EIRs and Redevelopment Projects. Each of the foregoing provides a separate and independent basis for CEQA compliance.</p> <p>The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, 2nd Floor or online. The CEQA Analysis document for the 0 Mandela Parkway Project can be viewed here: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 (Mandela Parkway CEQA Analysis)</p> <p>The CEQA analysis relied upon in making the Environmental Determination and incorporated by reference within the CEQA Analysis document including the LUTE (Land Use Transportation Element), and West Oakland Redevelopment Plan EIRs that can be viewed here: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158 (LUTE / Item #1) http://www2.oaklandnet.com/oakea1/groups/ceda/documents/report/dowd007642.pdf (West Oakland Redevelopment Plan)</p>
	Historic Status:	Non-historic Property
	City Council District:	3
	Date Filed:	11/28/16
	Action to be Taken:	Decision based on staff report
	For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandnet.com .



2.	Locations:	Utility poles in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 1315 81st Avenue (PLN17522; APN 041-4202-026-04); Zoning: RM-2 Mixed Housing Type Residential • b) 1267 80th Avenue (PLN17523; APN 041-4198-016-00); Zoning: RM-3 • c) 979 75th Avenue (PLN17524; APN 041-4155-018-00); Zoning: RM-3 • d) 1209 81st Avenue (PLN17525; APN 041-4203-011-00); Zoning: RM-3 Submitted 12/29/17; Zoning: RM Mixed Housing Type Residential; General Plan: Mixed Housing Type Residential; Council District: 7
	Proposal:	To consider requests for four (4) applications to install new “small cell site” Macro Telecommunications Facilities on existing utility by attaching an antenna within a shroud and minimal equipment mounted on the side of the pole.
	Applicant / Phone Number:	Ms. Ana Gomez-Abarca (913) 458-9148 / Black & Veatch
	Owner:	Extenet, et al.
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility in 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 properties
	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 .

Commissioner Monchamp recused herself and Item #2 was called at **6:10pm**.

Staff: Aubrey Rose

Applicant: Charles Lindsay

Public Speakers: Esther Goolsby

Motion by Commissioner Limon to affirm staff’s environmental determination and approve the Regular Design Reviews subject to the attached Findings and Conditions of Approval.

Ayes: Manus, Fearn, Limon, Weinstein, Myres

Noes:

Approved with 5 ayes and 0 noes.



7.	Location:	Jack London Square Development Project: Site F3 (South of Embarcadero, between Alice and Harrison Streets)
	Assessor’s Parcel Number(s):	018-0420-004-02
	Proposal:	Final Development Permits for Site F3
	Applicant / Contact Person:	CIM Group, Sean Buran (323) 860-1811
	Owner:	CIM Group
	Case File Number:	ER030004, DA13171, PUD13170-PUDF-03
	Planning Permits Required:	Final Development Permit for Site F3 of Jack London Square Planned Unit Development Project.
	General Plan:	Waterfront Commercial Recreation-1
	Zoning:	C-45 Community Shopping Commercial Zone
	Environmental Determination:	Final EIR certified on March 17, 2004, by the Planning Commission; Addendum #1 approved on September 23, 2014.
	Historic Status:	None for affected sites.
	City Council District:	3 – Lynette Gibson McElhaney
	Date Filed:	October 23, 2017
	Status:	Design Review Committee review on January 31, 2018.
	Action to be Taken:	Consider approval of FDP for Site F3
	Staff Recommendation:	Take public testimony, close the public hearing, and consider decision.
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Catherine Payne at (510) 238-6168 or by email at cpayne@oaklandnet.com .

Commissioner Monchamp recused herself and Item #7 was called at **6:17pm**.

Staff: Catherine Payne

Applicant: Sean Buran, Ben Rigley, Sarah Kuehl

Public Speakers: Ty Hudson

Motion by Commissioner Manus to 1) Approve the Site F3 FDP (Case File PUD13170-PUDF03), subject to the attached findings; 2) Approve a Minor Variance for the provision of no loading spaces where one is required under the applicable zoning regulations, subject to the attached findings; and 3) Direct staff to work with the applicant prior to the issuance of construction-related permits to ensure delivery of the following items: a) Water Street improvements to be consistent with design intention indicated on plans, b) Ensure private and public landscaping, including the section of the San Francisco Bay Trail, is attractively designed to provide a seamless connection between the private and public realms, and to provide substantive public amenities, and c) Ensure provision of adequate bike parking and recycling space to comply with applicable zoning regulations, and d) to enhance the character of Alice Street and the cul-de-sac on the frontage for F3, seconded by Commissioner Limon.

Ayes: Manus, Limon, Fearn, Weinstein, Myres

Noes:

Approved with 5 ayes and 0 noes.



6.	Location:	1261 Harrison Street
	Assessor's Parcel Number(s):	002-0063-002-00
	Proposal:	Proposal to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height that would include approximately 12,000 square feet of retail, 121,000 square feet of office, and 185 dwelling units. The proposal would include the inclusion of affordable units to take advantage of the affordable housing density bonus and concessions.
	Applicant:	Ronnie Turner – (510)395-2766
	Owner:	Pinnacle RED Group, Inc.
	Case File Number:	PLN17438
	Planning Permits Required:	Regular Design Review for new construction and Category II Demolition Findings, 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, Minor Variance for loading berths (3 Required; 0 Proposed).
	General Plan:	Central Business District
	Zoning:	D-LM-4 / Height Area – 85'
	Environmental Determination:	Determination Pending, Demolition of the existing building would require the preparation of an Environmental Impact report since the structure is a Historic Resource under CEQA.
	Historic Status:	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
	City Council District:	2
	Action to be Taken:	Review development proposal and provide direction to staff. No official action to be taken on the development application at this hearing.
	Finality of Decision:	No decision will be made at this hearing. The item would need to return to Commission at a later date for a decision which is appealable to City Council.
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandnet.com .

Commissioner Monchamp returned and Item #6 was called at **6:59pm**.

Staff: Peterson Vollmann

Applicant: Ronnie Turner, Fred Davin, Amara Morrison, Mark Hulbert

Public Speakers: Jennie Ong, Pamela Magnuson-Peddle, Chris Kintner, San Kitajima-Kimbrel, Victoria Fierce, Joanna Tam, Huynh Nu, Alvina Wong, Nancy Mui, Taylor Chow, Kenny Au-Yeung, Milo Trauss, Charles Bucher, Chris Gerret, Kieryn Darkwater, Ron Heckmann, Tommaso Sciortino, Chau Yun Foon, Carl Chan, Liat Zavodivker, Marina Carlson, Judy Chu, Joshua Davis, Christopher Roberts, Riley Doty, Naomi Schiff, Christopher Buckley.

Chair Myres called a recess from 8:16 to 8:21pm.

Motion by Commisisoner Weinstein to direct staff to return to the full Planning Commission with findings for denial of the project, seconded by Commisisoner Myres.

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

Noes:

Approved with 6 ayes and 0 noes.



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Motion by Commissioner Weinstein to approve the October 4, 2017, Planning Commission meeting minutes, seconded by Commissioner Manus.

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

Approved with 6 ayes and 0 noes.

Motion by Commissioner Myres to approve the November 1, 2017, Planning Commission meeting minutes, seconded by Commissioner Manus.

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

Approved with 6 ayes and 0 noes.

Motion by Commissioner Weinstein to approve the February 21, 2018, Planning Commission meeting minutes, seconded by Commissioner Manus.

Ayes: Manus, Limon, Weinstein, Myres

Noes:

Abstentions: Fearn, Monchamp

Approved with 4 ayes, 0 noes, and 2 abstentions.

Correspondence

Darin Ranelletti will be leaving the Planning Bureau and joining Mayor Schaaf's office as the Policy Director for Housing Security.

City Council Actions

ADJOURNMENT

The meeting was adjourned at 9:16pm.

ROBERT MERKAMP
Acting Zoning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: April 4, 2018