



*Doug Boxer, Chair
Vien Truong, Vice Chair
Michael Colbruno
Sandra E. Gálvez
Vince Gibbs
C. Blake Huntsman
Madeleine Zayas-Mart*

**August 4, 2010
Regular Meeting**

ROLL CALL

Present: Huntsman, Boxer, Colbruno,
Gibbs, Truong, Zayas-Mart

Excused: Galvez

Staff: Eric Angstadt, Scott Miller, Aubrey Rose,
Kiran Jain, Catherine Payne, Leigh McCullen,
Cheryl Dunaway

WELCOME BY THE CHAIR

Committee Reports

Commission Committee Assignments: Colbruno gave an update about the Zoning Update Committee Meeting held on August 4, 2010 at 4:00 P.M. The possibility of providing interactive maps was suggested. Scott Miller and Eric Angstadt explained the probable budgetary Limitations, but agreed to explore the possibilities.

Commission Matters:

New Committee assignments were acknowledged

OPEN FORUM

Speaker: Sanjiv Handa

CONSENT CALENDAR

1.	Location: 1880 Pleasant Valley Avenue
	Assessors Parcel Numbers: (013 -1128-014-01)
	Proposal: Request for a Major Conditional Use Permit for a co-location of a new unmanned wireless telecommunication facility (macro) and Regular Design Review to install (3) microwave antennas and (3) panel antennas on the roof with the equipment cabinet located on the 2 nd floor of the existing commercial building.
	Applicant: Clearwire Corp.
	Contact Person/ Phone Number: Charnel James (530) 219-1833
	Owner: Barton W. Bennett
	Case File Number: CMD10-109

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(Continued from page 1)	Conditional Use Permit to install a new wireless telecommunication macro facility and Regular Design Review to install (3) panel antennas, (3) microwave antennas and a new enclosed equipment cabinet.
Planning Permits Required:	
General Plan:	Mixed Housing Type Residential
Zoning:	R-50 Medium Density Residential 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:	Not Potential Designated Historic Property (PDHP); Survey rating: X
Service Delivery District:	2
City Council District:	I
Date Filed:	5/3/10
Finality of Decision:	Appealable to City Council within 10 days Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or
For Further Information:	jherrera@oaklandnet.com

Scott Miller recommended the Planning Commission approve this project.

No public speakers or discussion on this item.

Motion to approve given by Colbruno. Huntsman seconded.

Action on the matter: Approved 6 ayes, 0 noes. Decision is appealable to the City Council within 10 days.

PUBLIC HEARINGS

2.	Location: Skyline Boulevard, east side of street (north of Roberts Park entrance)
	Proposal: To install an approx. 41' -5"-tall Monopole Telecommunications Facility in the public right-of-way along Skyline Boulevard.
	Applicant/Phone Number: Sharon James / NextG (408) 426-6629
	Owner: City of Oakland
	Case File Number: CM10-131
	Planning Permits Required: Major Conditional Use Permit with 2 sets of additional findings to allow a Monopole Telecommunications Facility in the OS Zone (OMC Sec. 17.11.080, 128.080(C), 134.020(A)(3)(f))
	General Plan: Urban Open Space
	Zoning: OS (RSP) Open Space (Region-Serving Park) Zone
	Environmental Determination: Exempt, Section 15270 of the State CEQA Guidelines: Projects Which Are Disapproved
	Historic Status: No Historic Status (vacant portion of public right-of-way)
	Service Delivery District: IV – San Antonio/Fruitvale
	City Council District: 4 – Quan
	Date Filed: June 3, 2010
	Action to be Taken: Decision based on staff report
	Finality of Decision: Appealable to City Council within 10 days
	For Further Information: Contact case planner Aubrey Rose, Planer II at (510) 238-2071 or arose@oaklandnet.com



Item #2 Cont'd

Staff Member Aubrey Rose gave a presentation.

Applicants: Sharon James and Natasha Ernst gave a presentation and answered questions asked by the Planning Commission who also gave suggestions on how the project proposal can possibly be approved.

No public speakers for this item.

Motion given by Zayas-Mart to deny, seconded by Gibbs. Action on the matter: Denied 6 ayes, 0 noes. Decision is appealable to the City Council within 10 days.

PLEASE NOTE: ITEM #3, BELOW, HAS BEEN REMOVED FROM THIS AGENDA.

3:	Location: Skyline Boulevard, south side of street (southeast of Sequoyah Bayview trailhead beyond turn-out)
	Proposal: To install an approx. 37'-5" tall Monopole Telecommunications Facility in the public right-of-way along Skyline Boulevard.
	Applicant/Phone Number: Sharon James / NextG (408) 426-6629
	Owner: City of Oakland
	Case File Number: CM10-141
	Planning Permits Required: Major Conditional Use Permit with 2 sets of additional findings to allow a Monopole Telecommunications Facility in the OS Zone (OMC Sec. 17.11.080, 128.080(C), 134.020(A)(3)(f))
	General Plan: Resource Conservation Area
	Zoning: OS (RCA) Open Space (Resource Conservation Area) Zone
	Environmental Determination: Exempt, Section 15270 of the State CEQA Guidelines: Projects Which Are Disapproved
	Historic Status: No Historic Status (vacant portion of public right-of-way)
	Service Delivery District: IV - San Antonio/Fruitvale
	City Council District: 4 - Quan
	Date Filed: June 3, 2010
	Action to be Taken: Decision based on staff report
	Finality of Decision: Appealable to City Council within 10 days
	For Further Information: Contact case planner Aubrey Rose, Planer II at (510) 238-2071 or arose@oaklandnet.com



4. **Location:** Skyline Boulevard, north side of street (adjacent to Chabot Space & Science Center street entrance)

Proposal: To install an approx. 36' -4"-tall Monopole Telecommunications Facility in the public right-of-way along Skyline Boulevard.

Applicant/ Sharon James / NextG

Phone Number: (408) 426-6629

Owner: City of Oakland

Case File Number: CM10-140

Planning Permits Required: Major Conditional Use Permit with 2 sets of additional findings to allow a Monopole Telecommunications Facility in the OS Zone (OMC Sec. 17.11.080, 128.080(C), 134.020(A)(3)(f))

General Plan: Urban Open Space

Zoning: OS (RSP) Open Space (Region-Serving Park) Zone

Environmental Determination: Exempt, Section 15270 of the State CEQA Guidelines: Projects Which Are Disapproved

Historic Status: No Historic Status (vacant portion of public right-of-way)

Service Delivery District: IV – San Antonio/Fruitvale

City Council District: 4 – Quan

Date Filed: June 3, 2010

Action to be Taken: Decision based on staff report

Finality of Decision: Appealable to City Council within 10 days

For Further Information: Contact case planner **Aubrey Rose, Planer II** at (510) 238-2071 or arose@oaklandnet.com

Staff Member Aubrey Rose gave a presentation.

Applicants: Sharon James and Natasha Ernst gave a presentation and stated that they've met with staff on several occasions to work with them on moving this project forward.

No public speakers on this item.

Motion given by Huntsman to deny, seconded by Truong.

Action on the matter: Denied 6 ayes, 0 noes. Decision is appealable to the City Council within 10 days.

5. **Location:** Uptown Parcels 1, 2 and 3 (APNs: 008-0716-052-00; 008-0716-054-00; and 008-0716-056-00); Area generally bounded by San Pablo Avenue, Thomas Berkley Way, Telegraph Avenue and 19th Street.

Proposal: Tentative Tract Map to create six condominiums for investment purposes, only (no conversion). Confirm adequacy of Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA).

Project Sponsor: Forest City Development

Owner(s): Oakland Redevelopment Agency.

Case File Number(s): TTM8046 and ER03-0007 (related to PUD05-037; TTM7616, GP05-105, RZ05-106, PUDF05047, CMV05-197, ZP03-0122)

Planning Permits Required: TTM

General Plan: Central Business District

Zoning: CBD-R

Environmental Determination: The EIR was certified on February 18, 2004 by the Planning Commission, and has been subject to addenda.

Historic Status: Site demolition and new construction in 2006-2009; no historic structures

Service Delivery District: I – Downtown/West Oakland/Harbor

City Council District: 3

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Status:
Action to be Taken: Consider approval of the TTM.
Finality of Decision: Appealable to City Council within 10 days
For further information: Contact **Catherine Payne** at **510-238-6168** or by e-mail at **cpayne@oaklandnet.com**

Staff Member Catherine Payne gave a presentation.

Applicant, Abigail Friedland gave a presentation and answered questions asked by the Planning Commission.

Speakers: James Vann, Sanjiv Handa

Huntsman, Zayas-Mart, Gibbs appreciated the clarity of the Staff Report.

Motion given by Huntsman to approve, seconded by Zayas-Mart. Action taken on the matter: Approved 6 ayes, 0 noes. Decision is appealable to the City Council within 10 days.

6. **Location:** 121-129 Moss Avenue (010-0813-015-00 and 010-0813-016-00)
Proposal: Condominium conversion of 12 rental dwelling units.
Owner: Capitol & Cooley LLC, Kingston Associated LP
Contact Person/Phone Number: Gregory McConnell (510) 834-0400
Case File Number: TTM8041
Planning Permits Required: Tentative Tract Map for a total of 50 condominium units, including 38 existing condominiums (currently rental units) approved under Tract Map 5133 and conversion of 12 rental units to condominium units. Conversion rights to be generated from 12 of the existing condominiums located on the subject site.
General Plan: Mixed Housing Type Residential
Zoning: R-70 High Density Residential Zone
Environmental Determination: Exempt 15301; State CEQA Guidelines, Existing Facilities Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status: Not a Potentially Designated Historic Property, Survey Rating F3
Service Delivery District: II
City Council District: I
Status: Pending
Action to be Taken: Action to be taken based on staff report
Finality of Decision: Appealable to City Council within 10 days
For Further Information: Contact case planner Leigh McCullen at (510) 238-4977 or by email at **lmccullen@oaklandnet.com**

Staff Member Leigh McCullen gave a presentation and answered questions asked by the Planning Commission.

Applicant, Gregory McConnell gave a presentation and answered questions asked by the Planning Commission.

Speaker: James Vann

Boxer commented on how pleased he is about the progress of this project.

Motion to approve given by Gibbs, seconded by Colbruno. Action on the matter:

Approved 6 ayes, 0 noes. Decision is appealable to the City Council within 10 days.



Approval of Minutes: June 16, 2010 minutes approved, 5 ayes, 1 abstention

ADJOURNMENT

Meeting adjourned at approximately 8:00 P.M.

SCOTT MILLER
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING: September 1, 2010