



Oakland City Planning Commission

Minutes

*Vien Truong, Chair
C. Blake Huntsman, Vice Chair
Michael Colbruno
Chris Pattillo
Jonelyn Whales
Madeleine Zayas-Mart*

January 18, 2012
Regular Meeting

ROLL CALL

Present: Colbruno, Pattillo, Whales, Zayas-Mart.

Excused: Truong, Huntsman.

Staff: Scott Miller, Ed Manasse, Christina Ferracane, Heather Lee, Cheryl Dunaway

WELCOME BY THE CHAIR

COMMISSION BUSINESS

The Planning Commission appointed Commissioner Colbruno to act as Chair Pro-Tem at tonight' s meeting by unanimous vote.

Agenda Discussion

Staff recommended that Item #2 be continued to the March 21, 2012 Planning Commission Meeting.

Commissioner Pattillo made a motion to continue, seconded by Commissioner Zayas-Mart.

Action on the matter: Item continued to the March 21, 2012 Planning Commission Meeting, 4 ayes, 0 noes.

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 Community and Economic Development Agency, Planning and Zoning Division, at 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening devise, please call the *Planning 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.



PLEASE NOTE: ITEM #1, BELOW, IS REMOVED FROM THIS AGENDA.

1.	Location:	611 E. 20 th Street (APN: 021-0274-001-00)
	Proposal:	To modify a wireless telecommunications facility located at an apartment building (rooftop and basement) in a residential neighborhood.
	Applicant /	Michelle Weller/Cortel (for carrier: Clearwire)
	Phone Number:	(925) 997-1312
	Owner:	Miller-Ravetti Co.
	Case File Number:	CMD11-182
	Planning Permits Required:	Major Conditional Use Permit with additional findings for a Macro facility in a residential zone; Regular Design Review with additional findings for a Macro facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4 Mixed Housing Type Residential Zone—4
	Environmental	Exempt, Section 15301 of the State CEQA Guidelines:
	Determination:	Existing Facilities; Section 15183 of the State CEQA Guidelines: Project consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-Historic Property; Survey rating: D3 (minor importance)
	Service Delivery District:	III
	City Council District:	2
	Date Filed:	September 22, 2011
	Staff Recommendation:	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Aubrey Rose, Planner II at (510) 238-2071 or arose@oaklandnet.com



PUBLIC HEARINGS

2.	<p>Location: 4601 Shattuck Avenue (APN013-1160-005-00)</p> <p>Proposal: To collocate nine small Radio Remote Unit (RRU' S) antennas behind the north, east and west sides of the building parapet, replace six wall-mounted directional antenna panels located to the north, east and west sides of the exterior building parapet walls, and to replace two equipment cabinets located inside the 6th floor of the 68 foot high commercial building.</p> <p>NOTE: Per the applicant' s written request, continue the application to the March 21, 2012 Planning Commission hearing.</p> <p>Applicant/Contact Person: Cortel, LLC/Sprint, Michelle Weller</p> <p>Phone Number: (925) 997-1312</p> <p>Owner/Contact: Storquest Self Storage</p> <p>Case File Number: CMD11-159</p> <p>Planning Permits Required: Major Conditional Use Permit to install a Macro Telecommunication Facility within 100 feet of the boundary of a residential zone; and Regular Design Review for new wireless antennas.</p> <p>General Plan: Neighborhood Center</p> <p>Zoning: CN-2 Neighborhood Commercial Zone</p> <p>Environmental Determination: Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities (additions to existing structures); Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning</p> <p>Historic Status: Potential Designated Historic Property (PDHP) Survey Rating: C3, Secondary Importance</p> <p>Service Delivery District: 2</p> <p>City Council District: 1</p> <p>Date Filed: August 18, 2011 (original revised plans submitted on 10/05/11)</p> <p>Action to be Taken: Continue item to March 21, 2012</p> <p>Finality of Decision: Appealable to City Council within 10 calendar days</p> <p>For Further Information: Contact Case City Planner Mike Rivera at (510) 238-6417, or by email at mrivera@oaklandnet.com</p>
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Commissioner Pattillo made a motion to continue, seconded by Commissioner Zayas-Mart.

Action on the matter: Item continued to the March 21, 2012 Planning Commission Meeting.
4 ayes, 0 noes.



3. **Location:** Lake Merritt Station Planning Area is generally bounded by 14th Street to the north, I-880 to the south, Broadway to the west and 5th Avenue to the east
- Proposal:** The City is preparing a Lake Merritt Station Area Plan (Station Area Plan) and Environmental Impact Report (EIR) for the area surrounding the Lake Merritt BART Station that will provide a roadmap for how the area develops over the next 25 years. At this Planning Commission meeting, staff will present the concepts contained in the Draft Preferred Plan, including those for land use and open space policies, affordable housing strategy, circulation, access and parking plan, and building height proposals, which will become the basis for the Draft Station Area Plan and studied in the EIR.
- Applicant:** City of Oakland
Case File Number: ZS11225, ER110017
Planning Permits Required: N/A
General Plan: Central Business District, Institutional, Urban Open Space, Urban Residential, Business Mix, Community Commercial, Neighborhood Center Mixed Use
Zoning: CBD-X, CBD-P, CBD-P/CH, CBD-R, CBD-C, OS-(SU), OS-(LP), OS-(NP), OS-(RCA), S-2, RU-4, RU-5, M-40/S-4
Environmental Determination: An EIR will be prepared as part of the Lake Merritt Station Area Plan.
Historic Status: The Plan Area includes several Areas of Primary Importance; Areas of Secondary Importance; properties individually rated A, B, C, D; and Landmark properties.
- Service Delivery District:** Metro, 3
City Council District: 2, and a small portion of 3
Status: Ongoing
Action to be Taken: Recommendations to City Council
- Staff Recommendation:** 1) Provide feedback on the Draft Preferred Plan, which will be the basis for the Draft Lake Merritt Station Area Plan and studied in the Environmental Impact Report.
 2) Recommend that staff return to the Planning Commission for a Scoping Session to initiate the Environmental Impact Report that will analyze the Draft Station Area Plan in accordance with the California Environmental Quality Act.
- Finality of Decision:** N/A
 Contact project manager **Ed Manasse** at 510-238-7733 or emanasse@oaklandnet.com.
- For Further Information:** Project message line: 510-238-7904
 Project email address: Lake_merritt_plan@oaklandnet.com, Project website: <http://www.business2oakland.com/lakemerrittsap>

Staff Member Ed Manasse with the assistance of Staff Member Christina Ferracane gave a powerpoint presentation and answered questions asked by the Planning Commission.

Speakers: Alan Yee, Jennie Ong, Stewart Chen, Harry Lin, Sugi Loni, Greg Low, Judy Chu, Steve Terusaki, Jeremy Lu, Amber Chan, Timothy Que, Li Hui Chen, Yan Kwok Hung, Wi Chan Li, Cameron McGowan, Ratema Uch, Tam Thi Ho, Tuyen Vo, Khai Nguyen, Isabella Lung, Jonathan Bair, Hai Yan Wu, Angela Chan, Marti Downing, Dave Campbell,



Naomi Schiff, Robert Raburn, Christopher Kidd, Christian Peeples, Princess Beverly Williams, Chris Hwang, Daniel Schulman, Anna Naruta, Gary Knecht, James Vann, Joel Ramos.

Planning Commission Comments: Commissioner Pattillo stated that although she wasn't a part of the initial process of the proposed project, she is somewhat disappointed that the plan doesn't capture what the community actually wants and that there are too much being added to the plan as it progresses. Recommendation that the staff and consultants review all public comments and comments from various community and City of Oakland committees to assist with the successful development and completion of this proposed project. It was also recommended that the Planning Commission encourage community consensus before drafting an Environmental Impact Report (EIR). The Planning Commission would like to see two way streets studied as a part of the proposed project plan and find the funds to cover the cost either now or later.

The affordable housing percentage of 30% is a little too high. There were also issues raised concerning wider sidewalks, two way streets vs. one way streets, funding for widening the streets, possibly having a workshop to address the public's concerns, lowering parking ratios, historical connection, etc. Leslie Gould, consultant for the City of Oakland, and Ed Manasse, discussed possible steps moving forward.

Commissioner Pattillo made a motion to schedule a workshop where the Planning Commission will have an opportunity to review the memo with the proposed revisions and that it be held in Chinatown, possibly on a Saturday, details to be determined, seconded by Commissioner Zayas-Mart.

Action on the matter: Approved 4 ayes, 0 noes.

**APPEALS****PLEASE NOTE: ITEM #4, BELOW, IS REMOVED FROM THIS AGENDA.**

4.	Location:	316 63rd Street (APN: 016-1409-002-00)
	Proposal:	Appeal of the Zoning Manager's Determination of project Incompleteness (and subsequent loss of grandfathering under previous zoning district) related to a proposed Design Review and Variance application (DV10-319) to remodel or rebuild a three-story 6,876 square foot 8-unit residential facility, and to construct a four-story building addition of 7,807 square feet, totaling a building floor area of about 14,683 square feet. This is NOT a decision on the merits of the project (i.e., whether to approve or deny)
	Appellants/Owners:	Lewis & Mary DiSibio
	Contact Phone Number:	(510) 652-0830
	Case File Number:	A11-192
	Planning Permits Required:	Design Review, Variance and Tree Permit
	General Plan:	Mixed Housing Type and Neighborhood Center (<i>current general plan designation</i>); and Neighborhood Center Mixed Use (<i>previous general plan designation at the time proposal was determined incomplete</i>)
	Zoning:	RM-4 Mixed Housing Type Residential Zone — 4 (<i>current zoning district</i>); and R-60 Medium-High Density Residential Zone (<i>previous zoning district at the time proposal was determined incomplete</i>)
	Environmental Determination:	Categorical Exemptions, Section 15321 (a) of the State CEQA Guidelines: Enforcement Actions by Regulatory Agencies
	Historic Status:	Potential Designated Historic Property (PDHP), Rating: D2+
	Service Delivery District:	2
	City Council District:	1
	Status:	The formal Incompleteness Determination was issued by the Zoning Manager on September 20, 2011. Subsequently, an appeal was filed by the appellants on September 30, 2011.
	Action to be Taken:	Decision on appeal; not on merits of project.
	Finality of Decision:	Final. Not administratively appealable.
	For Further Information:	Contact Case City Planner Mike Rivera at (510) 238-6417 or by email: mrivera@oaklandnet.com .

ADJOURNMENT

Meeting adjourned at approximately 10:20 P.M.

SCOTT MILLER
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING:

February 1, 2012