



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

**June 6, 2018**  
**Regular Meeting**

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

## ROLL CALL

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

## WELCOME BY THE CHAIR

## COMMISSION BUSINESS

### Agenda Discussion

Item #5 was moved from the Consent Calendar to Public Hearings. Applicant for Item #2 requested a continuance. Motion by Commissioner Myres to continue Item #2 to a date uncertain, seconded by Commissioner Limon.

**Ayes:** Manus, Fearn, Limon, Myres

**Noes:**

**Abstentions:** Monchamp

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

### Director's Report

Informational report to the Planning Commission on the progress made by the City in implementing policies adopted as part of the 2015-2023 Housing Element, and in issuing building permits for the year 2017. **Staff Members:** Devan Reiff and Laura Kaminski (Planning) and Michelle Byrd (Housing and Community Development).

### Committee Reports

Commissioner Manus gave an overview of the April 25 and May 23 DRC meetings.

### Commission Matters

None.

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*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。



City Attorney’s Report None.

OPEN FORUM Wilson Riles, Maria Dorsey, Rochelle Towers, Michael Eisenscher, Amanda Bloom, Smokey Barnes, Desiree Kane, Smoke Johnson, Vanessa Riles, Patricia St. Onge, Patrick Wildi, Sharon Collier, Deirdre Reed, Lisa Applegate-Zimanyi, Dylan Casey, Bob Tuck, Karim Willens.

CONSENT CALENDAR

This item was continued from the May 2, 2018 agenda.

Table with 2 columns: Item Number/Category and Description. Row 1: 1. Locations: Utility poles in public right-of-way adjacent to: a) 2634 Coolidge Ave (PLN18169; APN: 027-0875-001-00); Zoning: RM-3 Mixed Housing Type Residential; General Plan: Mixed Housing Type Residential; Council District: 5; b) 3800 International Blvd (PLN18170; APN: 033-2138-018-01); Zoning: CN-3 Neighborhood Commercial; General Plan: Neighborhood Center Mixed Use; Council District: 5. Submitted: 4/10/18. Row 2: Proposal: To consider requests for two (2) applications to install new "small cell site" Macro Telecommunications Facilities on existing utility by attaching an antenna and equipment mounted to the side of the pole. Row 3: Applicant / Phone Number: Ms. Ana Gomez-Abarca (913) 458-9148 / Black & Veatch. Row 4: Owner: Extenet, et al. Row 5: Planning Permits Required: Regular Design Review with additional findings for Macro Telecommunications Facility in or near a Residential Zone. Row 6: 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. Row 7: Historic Status: Non-historic properties. Row 8: Action to be Taken: Decision based on staff report. Row 9: Finality of Decision: Appealable to City Council. Row 10: For Further Information: Contact case planner Aubrey Rose, AICP at (510) 238-2071 or by email at arose@oaklandnet.com.



This item was continued from the May 2, 2018 agenda.

<b>2.</b>	<b>Location:</b>	Utility pole in public right-of-way adjacent to:  <ul style="list-style-type: none"> <li>• <b>500 Grand Ave (PLN17200; APN: 010-0780-015-08);</b> submitted: 5/24/17</li> </ul> Zoning: CN 2 Neighborhood Commercial / S 12 Residential Parking Combining; General Plan: Neighborhood Center Mixed Use; Council District: 3
	<b>Proposal:</b>	To consider requests for two (2) applications to install new “small cell site” Macro Telecommunications Facilities on existing utility by attaching an antenna and equipment mounted to the side of the pole.
	<b>Applicant / Phone Number:</b>	Ms. Ana Gomez Abarea (913) 458-9148 / Black & Veatch
	<b>Owner:</b>	Extenet, et al.
	<b>Planning Permits Required:</b>	Regular Design Review with additional findings for Macro Telecommunications Facility near a Residential Zone
	<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 properties
	<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> .

Item #2 was continued to a date uncertain (See Agenda Discussion on Page 1).

This item was continued from the May 2, 2018 agenda.

<b>3.</b>	<b>Location:</b>	City street light pole in public right-of-way adjacent to:  <ul style="list-style-type: none"> <li>• <b>6701 International Blvd (PLN18129; APN: 041-4132-015-03);</b> Zoning: RU-4 Urban Residential; General Plan: Urban Residential; Council District: 6</li> </ul> Submitted: 3/7/18
	<b>Proposal:</b>	To consider request for one (1) application to install new “small cell site” Monopole Telecommunications Facility on existing city street light pole by attaching an antenna to the top of the pole and mounting equipment to the side.
	<b>Applicant / Phone Number:</b>	James Singleton for Mobilitie / (650) 814-0564
	<b>Owner:</b>	City of Oakland
	<b>Planning Permits Required:</b>	Major Conditional Use Permit & Regular Design Review with 2 sets additional findings for Monopole Telecommunications Facility in/near Residential Zone
	<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 properties
	<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 continued from the May 2, 2018 agenda.

<b>4.</b>	<b>Locations:</b>	Utility pole in public right-of-way (sidewalk) adjacent to: <ul style="list-style-type: none"> <li>• <b>5701 Claremont Ave near 564 Forest St (PLN18171; APN: 016 -1398-029-00);</b> Submitted 4/10/18; Zoning: RM-4; General Plan: Mixed Housing Type Residential; Council District: 1</li> </ul>
	<b>Proposal:</b>	To consider request for 1 applications to install a new “small cell site” Macro Telecommunications Facilities on an existing wooden utility pole by attaching an antenna to the top of the pole and equipment to the side.
	<b>Applicant / Phone Number:</b>	Laura Brunn @ The CBR Group / (209) 607-2737
	<b>Owner:</b>	JPA
	<b>Planning Permits Required:</b>	Regular Design Review with additional findings for Macro Telecommunications Facility in a Residential Zone
	<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 properties
	<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 <b>(510) 238-2071</b> or by email at <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a> .

This item was continued from the May 16, 2018 agenda.



<b>6.</b>	<b>Locations:</b>	<p>City street light pole in public right-of-way (sidewalk) adjacent to:</p> <ul style="list-style-type: none"> <li>• <b>a) 644 9<sup>th</sup> St (PLN18027; APN 002-0025-015-00);</b> Zoning: CBD-R Central Business District Residential; General Plan: Central Business District; Council District: 3; Submitted: 1/12/18</li> <li>• <b>b) 99 Embarcadero W (PLN18185; APN 018-0425-002-40);</b> Zoning: R-80; General Plan: Estuary Plan, Waterfront Mixed Use; Council District: 3; Submitted: 4/23/18</li> </ul>
	<b>Proposal:</b>	To consider requests for two (2) applications to install new “small cell site” Monopole Telecommunications Facilities on existing City light poles by attaching an antenna and equipment to the pole.
	<b>Applicant / Phone Number:</b>	James Singleton for Mobilitie / (650) 814-0564
	<b>Owner:</b>	City of Oakland
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in or near a Residential Zone; Minor Variance for monopole not meeting 1:1 for height / setback from a residential property line
	<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 properties
	<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 continued from the May 16, 2018 agenda.**

<b>7.</b>	<b>Locations:</b>	<p>Utility pole in public right-of-way adjacent to:</p> <ul style="list-style-type: none"> <li>• <b>a) 9845 B St (PLN18048; APN 044-4973-020-00)</b></li> <li>• <b>b) 9956 B St (PLN17393; APN 044-4975-008-00)</b></li> <li>• <b>c) 1302 58<sup>th</sup> Ave (PLN17494; APN 041-3880-013-00)</b></li> </ul>
	<b>Proposal:</b>	To establish (3) wireless “small cell site” Macro Telecommunication Facilities on existing utility poles located in the public right-of-way.
	<b>Applicant:</b>	ExteNet Systems (California) LLC
	<b>Contact Person:</b>	Charles Lindsay (510) 910-7787
	<b>Owner:</b>	Pacific Gas & Electric (PG&E)
	<b>Planning Permits Required:</b>	Regular Design Reviews for Macro Telecommunication Facilities in Residential Zoning
	<b>General Plan:</b>	Mixed Housing Type Residential and Detached Unit Residential
	<b>Zoning:</b>	RM-2 Mixed Housing Type Residential 2 Zone, RD-2 Detached Unit Residential 2 Zone
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not a Potentially Designated Historic Property: Wood Utility Pole
	<b>City Council District:</b>	5 and 7
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact Case Planner <b>Jose M. Herrera-Preza</b> at (510) 238-3808 or by email at <a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a> .



This item was continued from the May 16, 2018 agenda.

<b>8.</b>	<b>Location:</b>	Utility pole in public right-of-way (sidewalk) adjacent to: <ul style="list-style-type: none"> <li>• <b>1984 Pleasant Valley (PLN18127, APN: 014 124200203)</b> Zone: CC-2, Land Use: Community Commercial; CD 1</li> </ul>
	<b>Proposal:</b>	To establish (1) wireless Monopole Telecommunication Facilities on existing utility light poles located in the Public Right-of-Way.
	<b>Permits Required:</b>	Regular Design Review and Major CUP for Macro Telecommunication Facilities within 300 feet of residential zoning
	<b>Applicant:</b>	Matt Yergovich/New Cingular Wireless PCS, LLC (for AT&T) (415)596-3474
	<b>Environmental Determination:</b>	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
	<b>Historic Status:</b>	Non-historic poles
	<b>City Council Districts:</b>	1
	<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> .

This item was continued from the May 16, 2018 agenda.

<b>9.</b>	<b>Location:</b>	Utility pole in public right-of-way (sidewalk) adjacent to: <ul style="list-style-type: none"> <li>• <b>3315 Telegraph Ave (PLN18067, APN: 009 072600400)</b> Zone: CC-2, Land Use: Community Commercial; CD 3</li> </ul>
	<b>Proposal:</b>	To establish (1) wireless "small cell site" Macro Telecommunication Facilities on existing utility light poles located in the Public Right-of-Way.
	<b>Permits Required:</b>	Regular Design Reviews and Major CUP for Macro Telecommunication Facilities within 100 feet of residential zoning
	<b>Applicant:</b>	Matt Yergovich/New Cingular Wireless PCS, LLC (for AT&T) (415)596-3474
	<b>Environmental Determination:</b>	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
	<b>Historic Status:</b>	Non-historic poles
	<b>City Council Districts:</b>	3
	<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>10.</b>	<b>Locations:</b>	<b>City street light pole in public right-of-way adjacent to:</b> <ul style="list-style-type: none"> <li><b>a) 729 Clay St (PLN18208; 729 Clay St; APN 001-0203-011-00);</b> Zoning: CBD-P Central Business District Pedestrian Retail Zone / S-7 Preservation Combining Zone; General Plan: Central Business District; Council District: 3; Submitted: 5/14/18</li> <li><b>b) 3958 International Bl (PLN18125; APN 033-2139-030-00);</b> Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 5; Submitted: 3/5/18</li> <li><b>c) 4117 International Bl (PLN18124; APN 033-2154-001-00);</b> Zoning: CC-2 Community Commercial Zone; General Plan: Community Commercial; Council District: 5; Submitted: 3/5/18</li> </ul>
	<b>Proposal:</b>	To consider requests for three (3) applications to install new “small cell site” Monopole Telecommunications Facilities on existing poles by attaching an antenna to the top of the pole and mounting equipment to the side.
	<b>Applicant / Phone Number:</b>	Ms. Ana Gomez / Black & Veatch (913) 458-9148
	<b>Owner:</b>	City of Oakland
	<b>Planning Permits Required:</b>	Regular Design Review with additional findings for Monopole Telecommunications Facility in/near Residential Zone; (#1-2-3) Major Conditional Use Permit with additional findings
	<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 properties
	<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>Aubrey Rose AICP</b> at (510) 238-2071 or by email at <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a> .

<b>11.</b>	<b>Location:</b>	<b>0 36<sup>th</sup> Ave (Fruitvale Transit Village Phase IIB)</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>033-2177-021-00</b>
	<b>Proposal:</b>	Extension of Planning Permits – Fruitvale Transit Village Phase IIB
	<b>Applicant:</b>	The Unity Council/Bridge Housing Corporation
	<b>Contact Person:</b>	Ethan Warsh (415) 321-3569
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	<b>PPUD08186-PUDF01, ER08005</b>
	<b>Planning Permits Required:</b>	Extension of Planned Unit Development Permits
	<b>General Plan:</b>	Neighborhood Center Mixed
	<b>Zoning:</b>	S-15 Transit Oriented Development
	<b>Environmental Determination:</b>	An Environmental Impact Report (ER08005) was certified May 2010
	<b>Historic Status:</b>	No Potential Designated Historic Properties on this site
	<b>City Council District:</b>	5
	<b>Finality of Decision:</b>	Decision by Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Rebecca Lind</b> at (510) 238-3472 or by email at <a href="mailto:rlind@oaklandnet.com">rlind@oaklandnet.com</a> .

The Consent Calendar (all items **except** #2 and #5) was called at **6:57pm**.



Motion by Commissioner Fearn to approve the Consent Calendar (all items **except #2 and #5**), seconded by Commissioner Manus.

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

**Noes:**

**Abstentions:** Monchamp

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

**PUBLIC HEARINGS**

<b>12.</b>	<b>Location:</b>	<b>0 Mandela Parkway. Vacant parcel located across from the neighboring property at 3650 Mandela Parkway and next to Beach St and Target store.</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>007-0617-014-05</b>
	<b>Proposal:</b>	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.
	<b>Applicant / Phone Number:</b>	Joanne Park, Lead Architect, Architectural Dimensions (510) 463-8300
	<b>Hotel Operators:</b>	Tulsee Nathu & Paval Nathu
	<b>Property Owner:</b>	State of California
	<b>Case File Number:</b>	<b>PLN16394</b>
	<b>Planning Permits Required:</b>	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.





<b>General Plan / Specific Plan:</b>	Regional Commercial / West Oakland Specific Plan (WOSP)
<b>Zoning:</b>	CR-1, Regional Commercial Zone
<b>Environmental Determination:</b>	<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:  <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157</a>  (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:  <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158</a>  (LUTE / Item #1)</p> <p><a href="http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/dowd007642.pdf">http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/dowd007642.pdf</a>  (West Oakland Redevelopment Plan)</p>
<b>Historic Status:</b>	Non-historic Property
<b>City Council District:</b>	3
<b>Date Filed:</b>	11/28/16
<b>Action to be Taken:</b>	Decision based on staff report
<b>For Further Information:</b>	Contact Case Planner <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mriviera@oaklandnet.com">mriviera@oaklandnet.com</a> .

Item #12 was called at 6:58pm.

**Staff Member:** Mike Rivera, Sharon Ryan (from Lamphier Gregory)

**Applicant:** Jim Heilbronner

**Public Speakers:** Ana Gutierrez, Maria Aguilar, Saabir Lockett, Asha DuMonthier, Dondre White, Melody Davis, Henry Fullmore, Mark Everton, Lauren Westreich, David Brazil, Paul Cobb, Kayode Powell, Carol Wyatt, Rabia Keeble, Gregory Tung, Jervon Graves, Ty Hudson, Evella Holt, Francisco Del Toro, Daniel Gregg, Jessica Travenia, Wei-Ling Huber, Blanca Mendoza.

Motion by Commissioner Fearn to affirm staff’s environmental determination and adopt the attached CEQA Findings; approve the project, including Conditional Use Permit, Regular Design Review, and Monor Variance, subject to the attached Findings and Conditions (including the SCAMMRP); with the additional Conditions of Approval of a \$15 per hour minimum wage for all operations employees in perpetuity and to return to DRC, seconded by Commissioner Limon.

**Ayes:** Fearn, Limon, Monchamp, Nagraj

**Noes:** Manus, Myres

Approved with 4 ayes and 2 noes.



Chair Nagraj called a recess from 9:22pm-9:30pm.

<b>13.</b>	<b>Location:</b>	<b>4276 Macarthur Boulevard</b>
	<b>Assessor's Parcel Number(s):</b>	<b>030-1981-150-01</b>
	<b>Proposal:</b>	Major Conditional Use Permit, Major Variance, and Regular Design Review to allow for Convenience Market with Alcoholic Beverage Sales within 1,000 feet of a Civic Activity (Saint Laurence O'Toole/Saint Cyril Church) and another existing Alcoholic Beverage Sales (Degree's Plato Limited Service Café and Tap Room). The project also involves complete remodel of an existing automotive service station.
	<b>Applicant:</b>	Jason Overman o/b/o/ Rajan Goswamy
	<b>Contact Person/Phone Number:</b>	Jason Overman (510)735-8193
	<b>Owner:</b>	Rajan Goswamy DBA MacArthur 76
	<b>Case File Number:</b>	<b>PLN17282</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit to allow for the establishment of a new 2,185 square-foot convenience market (as part of an existing service station with automotive repair), and for the sale of alcoholic beverage within the new combination convenience market and gas station. Regular Design Review for expansion and demolition of existing building.
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	Neighborhood Center Mixed Use Zone-2
	<b>Environmental Determination:</b>	Exempt, Section 15270 of the State CEQA Guidelines: Projects that are Disapproved
	<b>Historic Status:</b>	None
	<b>City Council District:</b>	4
	<b>Status:</b>	Pending
	<b>Action to be Taken:</b>	Decision of Application by Planning Commission
	<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
	<b>For Further Information:</b>	Contact Case Planner <b>Moe Hackett</b> at <b>(510) 238-39730</b> or by email at <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a> .

Item #13 was called at 9:30pm.

**Staff Member:** Moe Hackett

**Applicant:** Rajan Goswamy, Jason Overman

**Public Speakers:** Daniel Swafford, Kevin Rath, Martin Figueroa, Marti Tonsall, Jennifer Shelton, Lorenzo Stanchel, Jason Henderson, Maral Sweetwyne, George Nasser, Aly Bonde, Ollie Smith.

Motion by Commissioner Nagraj to deny staff's recommendation to deny the project, to direct staff to return to the Commission with Findings for approval, and for staff and applicant to work with member's of the DRC on design revisions seconded by Commissioner Limon.

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

Approved with 6 ayes and 0 noes.

Motion by Commissioner Myres to extend the meeting past 10:30pm, seconded by Commissioner Nagraj.

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



Approved with 6 ayes and 0 noes.

This item was continued from the May 16, 2018 agenda.

<b>5. Locations:</b>	City light poles in public right-of-way adjacent to:  <ul style="list-style-type: none"> <li>6501 Pine Needle Dr (PLN17322; APN 048G-7429-019-00)</li> </ul> Zoning: RH-4 Zone / S-9 Fire Safety Protection Combining Zone; General Plan: Hillside Residential; Council District: 1; Submitted: 9/18/17
<b>Proposal:</b>	To consider requests for one application to install new “small cell site” Monopole Telecommunications Facility on City light pole by attaching antenna and equipment.
<b>Applicant / Phone Number:</b>	Ms. Ana Gomez-Abarca / Black & Veatch (913) 458-9148
<b>Owner:</b>	Extenet, et al.
<b>Planning Permits Required:</b>	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in Residential Zone; Minor Variance for Monopole not meeting 1:1 height/setback to residential lot line
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facility; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structure; Section 15183: Project Consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	Non-historic properties
<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> .

Item #5 was called at 10:21pm and Commissioner Monchamp recused herself.

**Staff Member:** Aubrey Rose

**Applicant:** Charles Lindsey

**Public Speakers:** Deirdre Reed, Sharon Collier, Rashidath Agbabiaka, Lisa Applegate-Zimanyi, Makedah Shartukar.

Motion by Commisisoner Fearn to affirm staff’s environmental determination and approve the Major Conditional Use Permit, Regular Design Review, and Minor Variance, subject to the attached Findings and Conditions, with the addition of a condition that if the applicant cause damage to the adjacent tree that leads to the death of the tree that the applicant will replace it with a 24 inch box tree, seconded by Commisisoner Nagraj.

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

**Noes:**

Approved with 5 ayes and 0 noes.

**APPEALS**

This item was continued from the May 16, 2018 agenda.



<b>14.</b>	<b>Location:</b>	<b>4521 Howe Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>013-1129-005-00 and 012-1129-006-00</b>
	<b>Proposal:</b>	Appeal of Interim Zoning Manager's approval of a project to merge two lots into one lot and subdivide one lot into a (four) Mini-Lot development; remove an existing single-family dwelling, and construct four (4) detached single-family dwellings with a common driveway.
	<b>Appellants:</b>	Lewis Lopez & Heather Barrett Juliana Germak & Sean Trepanier
	<b>Phone Number:</b>	(510) 449-8766
	<b>Owner and Applicant:</b>	Tom Anthony/ John Newton Design & Development
	<b>Case File Number:</b>	<b>APL18007 (PLN17084/TPM10678)</b>
	<b>Planning Permits Required:</b>	Regular Design Review to construct four detached single-family dwellings; Minor Conditional Use Permit to allow a Mini-Lot subdivision and a Shared Access Facility (common driveway) to access the required parking spaces; Tentative Parcel Map Subdivision to merge two existing lots into one lot and create four (4) mini-lots.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2 Mixed Housing Type residential-2 Zone.
	<b>Environmental Determination:</b>	Exempt: Section 15303 of the State CEQA Guidelines: construction of new dwellings; Section 15315, of the State CEQA Guidelines: Minor Land Division Section; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	<b>Historic Status:</b>	Not a historic property
	<b>City Council District:</b>	1
	<b>Date Filed:</b>	March 26, 2018
	<b>Staff Recommendation:</b>	Deny the Appeal and uphold the Zoning Manager's decision
	<b>Finality of Decision:</b>	Final (Not Appealable pursuant to OMC Sec. 17.132.030)
	<b>For Further Information:</b>	Contact Case Planner <b>Jason Madani</b> at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a> .

Commisisoner Monchamp returned and Item #14 was called at **10:50pm**.

**Staff Member:** Jason Madani

**Appellants:** Lewis Lopez, Heather Barrett, Sean Trepanier, Juliana Germak

**Applicant:** Tom Anthony, John Newton

Motion by Commisisoner Nagraj to affirm staff's environmental determination and uphold the Zoning Manager's decision and deny the appeal, seconded by Commisisoner Fearn.

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

**Noes:** Myres

Approved with 5 ayes and 1 no.

**COMMISSION BUSINESS**

**Approval of Minutes**

Motion by Commissioner Manus to approve the April 4, 2018, meeting minutes, seconded by Commisisoner Monchamp.

**Ayes:** Manus, Fearn, Limon, Monchamp, Myres, Nagraj



**Noes:**

Approved with 6 ayes and 0 noes.

Motion by Commissioner Nagraj to approve the April 18, 2018, meeting minutes, seconded by Commisisoner Limon.

**Ayes:** Manus, Fearn, Limon, Myres,

**Noes:**

**Abstentions:** Monchamp, Nagraj

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

Motion by Commissioner Myres to approve the May 16, 2018, meeting minutes, seconded by Commisisoner Limon.

**Ayes:** Limon, Monchamp, Myres

**Noes:**

**Abstentions:** Manus, Fearn, Nagraj

Approved with 3 ayes, 0 noes, and 3 abstentions.

**Correspondence**

None.

**City Council Actions**

None.

**ADJOURNMENT**

The meeting was adjourned at **11:41pm**.

**NEXT REGULAR MEETING:** June 20, 2018

Minutes prepared by Jonathan Arnold