



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

**April 19, 2017
Regular Meeting**

The meeting was called to order at 6:00pm.

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item 3 has been continued to the May 17, 2017, Planning Commission meeting.

Director's Report

1. 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 2016.

Staff: Joanna Winter, Maryanne Sargent – Housing and Community Development

Public Speakers: Jeff Levin

2. Project background and status update for the Downtown Oakland Specific Plan bounded by 27th Street to the north, I-980 to the west, the Jack London estuary waterfront to the south, and Lake Merritt and Channel to the east.

Staff: Alicia Parker

Public Speakers: Chandra Cerrito, Charles Long, James Vann, Jeff Levin, Val Menotti

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。



Committee Reports

Commissioner Weinstein summarized the Policies and Procedures Committee held immediately before this meeting.

Commission Matters

None.

City Attorney's Report

None.

OPEN FORUM

Tim Teichgraeber spoke about 1919 Market
Jonathan Axtell spoke about 1919 Market
Karolyn Wong for Chinatown Coalition/Black Arts Movement spoke about 1314 Franklin project.

CONSENT CALENDAR

The Consent Calendar was called at 7:03pm.

0.5	Location:	1314 Franklin Street
	Assessor's Parcel Number(s):	002-0055-001-00
	Proposal:	Proposal to demolish the existing auto fee parking garage and construct a new mixed use development with approximately 16,500 square feet of ground floor retail and 634 dwelling units. The proposal includes application of density bonus provisions of Section 17.107 of the Planning Code for the inclusion of low income housing for a density bonus of 20% and requesting one development concession for maximum height. The proposed tower on the project site would be approximately 400 feet in height.
	Applicant:	Carmel Partners
	Contact Person/Phone Number:	Greg Pasquali – (415) 231-0221
	Owner:	CO VI Franklin, LLC
	Case File Number:	PLN16295
	Planning Permits Required:	Regular Design Review for new construction, 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 and increase in the minimum tower dimensions by 30%, and Vesting Tentative Parcel Map for new condominiums.
	General Plan:	Central Business District
	Zoning:	D-LM-2 Zone/ D-LM-3 / D-LM-4 Zone Height Area D-LM 175
	Environmental Determination:	A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15183 - Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15164 – Addendum to the 2014 certified Lake Merritt Station Area Plan EIR; Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 nd Floor or on-line at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157
	Historic Status:	Not a historic property
	City Council District:	3
	Status:	Pending
	Action to be Taken:	Decision on application based on Staff Report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandnet.com .



1.	Location:	Utility pole in sidewalk adjacent to: 1817 Bridge Avenue
	Assessor's Parcel Number(s):	033-2134-010-00
	Proposal:	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment up to 26'-3" on a 43' wooden utility pole located in the public right-of-way (sidewalk).
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16368
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	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 property
	City Council District:	5
	Date Filed:	November 20, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .

2.	Location:	Utility pole in sidewalk adjacent to: 3744 Foothill Blvd
	Assessor's Parcel Number(s):	032-2086-011-00
	Proposal:	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment up to 18 feet on a 50' wooden utility pole located in the public right-of-way (sidewalk).
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16414
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Urban Residential
	Zoning:	RU-5 Urban 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 property
	City Council District:	5
	Date Filed:	December 2, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandnet.com .



This item has been continued to the May 17, 2017, Planning Commission meeting.

3.	Location:	Utility pole in sidewalk adjacent to: 8434 Olive St
	Assessor's Parcel Number(s):	043-456801300
	Proposal:	To establish a telecommunications facility, to enhance existing services, by attaching an antenna and equipment to an existing wooden utility pole located in the public right-of-way (sidewalk). The new 46' wooden utility pole will replace the existing 46' wooden utility pole.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16372
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type
	Zoning:	RM-1 Mixed 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 property
	City Council District:	6
	Date Filed:	November 22, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandnet.com .

4.	Location:	The public Right of Way adjacent to 2053 Harrington Ave.
	Assessor's Parcel Number(s):	032-2084-032-10
	Proposal:	Installation of wireless telecommunication facility (Extenet Systems) on a wooden utility pole located in the public right-of-way. The project involves replacement of an existing 38' tall wood utility pole with 43' tall PG&E utility pole to install one canister antenna measuring 23.5" long and 7.9" in diameter at a height of 23'-11"; two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" above ground.
	Applicant:	Black & Veatch for Extenet Systems (California) LLC.
	Contact Person/Phone Number:	Ana Gomez (913) 458-9148
	Owner:	Pacific Gas & Electric. PG&E
	Case File Number:	PLN16305
	Planning Permits Required:	Major Design Review to install a wireless Telecommunication Macro Facility to on existing PG&E pole located in the public right of way within the RM-2 zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential Zone.
	Environmental Determination:	Exempt, State CEQA Guidelines Section 15301, existing facilities; 15303 ; minor additions and alterations to an existing utility pole; Section 15302, replacement or reconstruction of existing utility systems and/or facilities; Section 15183 of the State CEQA Guidelines; projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not a Potential Designated Historic Property; Survey Rating: N/A
	City Council District:	5
	Date Filed:	October 14, 2016
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .



5.	Location:	Utility pole in sidewalk adjacent to: 1954 38 th Avenue
	Assessor's Parcel Number(s):	Adjacent to: 032-2090-001-00
	Proposal:	To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment up to 40'-0" on a 55' wooden utility pole in the public right-of-way (sidewalk).
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (913) 458-9148
	Pole Owner:	Extenet, et al
	Case File Number:	PLN16315
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Detached Unit Residential
	Zoning:	RD-2 Detached Unit Residential Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15302: New Construction of Small Structures; Section 15183: Projects consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Non-Historic Property
	City Council District:	5
	Date Filed:	October 14, 2016
	Action to be Taken:	Approval with conditions
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or by email at cquitevis@oaklandnet.com .

6.	Location:	3755 13 th Avenue
	Assessor's Parcel Number(s):	023-0479-006-02
	Proposal:	The installation of an unmanned wireless telecommunications facility within the steeple/bell tower near the intersection of Parkway Blvd. and 13 th Ave on the property of the East Bay Alliance Church; facility includes three antennas and associated ground equipment within the second floor of steeple/bell tower.
	Applicant:	GTE Mobilnet of California, d/b/a Verizon Wireless, c/o Complete Wire
	Contact Person:	Matthew Moore / Complete Wireless Consulting Inc. (916) 247-3047
	Owner:	East Bay Alliance Church
	Case File Number:	PLN16451
	Planning Permits Required:	Major Conditional Use Permit to install a wireless Macro Telecommunications Facility and Additional Findings for a Macro Facility (OMC Sec. 17.128.070(B)(C).Regular Design Review (non-residential) to install a wireless Macro Telecommunications Facility (17.136.050 (B)(2)).
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Mixed Housing Type Residential 3 Zone
	Environmental Determination:	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.
	Historic Status:	Not A Potential Designated Historic Property (PDHP); Survey rating:
	City Council District:	5
	Date Filed:	12/21/16
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandnet.com .



7.	Location:	Utility pole in sidewalk adjacent to 1757 26 th Avenue
	Assessor's Parcel Number(s):	025-0734-001-00
	Proposal:	To establish a telecommunications facility, to enhance existing services, by attaching an antenna and equipment to an existing wooden utility pole located in the public right-of-way (sidewalk).
	Applicant:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile)
	Phone Number:	(913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case Number:	PLN16356
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Urban Residential
	Zoning:	RU-1 Urban Residential Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	5
	Date Filed:	November 18, 2016
	Action to be Taken:	Approve with conditions
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .

8.	Location:	Utility pole in sidewalk adjacent to 1644 27 th Avenue
	Assessor's Parcel Number(s):	025-0732-001-00
	Proposal:	To establish a telecommunications facility, to enhance existing services, by attaching an antenna and equipment to an existing wooden utility pole located in the public right-of-way (sidewalk).
	Applicant:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile)
	Phone Number:	(913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case Number:	PLN16357
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	5
	Date Filed:	November 18, 2016
	Action to be Taken:	Approve with conditions
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .



9.	Location:	2510 Telegraph Ave.
	Assessor's Parcel Number(s):	009-0683-019-00
	Proposal:	To establish a new Alcoholic Beverage Sales Activity, Type 48 Bar, into a vacant ground floor commercial space. The proposed bar will occupy a 4,460 square feet space and will have operating hours 4:00pm-2:00am Weekdays and 10:00am-2:00am Weekends.
	Applicant / Phone Number:	Cory Hunt (916) 601-1782
	Owner:	1305 10 th Street LLC
	Case File Number:	PLN17015
	Planning Permits Required:	Major Conditional Use Permit to allow the establishment of an Alcoholic Beverage Sales Activity; Findings of Public Convenience or Necessity in an over concentrated area.
	General Plan:	Community Commercial
	Zoning:	CC-2 Community Commercial 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:	Area of Secondary Importance (ASI) Upper Telegraph Ave (PDHP); Survey Rating Ed2*
	City Council District:	3
	Date Filed:	January 13, 2017
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandnet.com .

This item has been continued to the May 3, 2017, Planning Commission meeting.

10.	Location:	1724 Broadway
	Assessor's Parcel Number(s):	008-0623-012-00
	Proposal:	To establish a new bar/cocktail lounge within a 2,900-square-foot space and 2:00 a.m. closing time.
	Owner:	Cheng, Kou Ping KP the Stacey Y Cheng Trust
	Applicant:	Uptown Roots, LLC
	Case File Number:	PLN17017
	Planning Permits Required:	Major Conditional Use Permits for alcoholic Beverage Sale (request for Type 48 State Alcohol License); and Findings for Public Necessity or Convenience.
	General Plan:	Central Business District
	Zoning:	CBD-C
	Environmental Determination:	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.
	Historic Status:	Potential Designated Historic Property (PDHP); Survey Rating: C3
	Service-Delivery District:	Metro (downtown)
	City Council District:	3
	Status:	Pending
	Action to be Taken:	Decision on application based on staff report
	Staff Recommendation:	Approval subject to conditions
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandnet.com .



11.	Location:	5901 International Boulevard
	Assessor's Parcel Number(s):	041-3882-031-00
	Proposal:	To serve beer and wine at a full service restaurant with rear parking and a 12:00 a.m. closing time.
	Applicant / Phone Number:	Mr. Jesus Aguayo Noyola (415) 368-6368
	Owner:	CHO HONG R & WON A
	Case File Number:	PLN16341
	Planning Permits Required:	Major Conditional Use Permit to serve alcoholic beverages at a Full Service Restaurant Commercial Activity located along a 'restricted street' (OMC Sec. 17.103.030.B.2)
	General Plan:	Neighborhood Commercial Mixed Use
	Zoning:	CN-3 Neighborhood Commercial Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non historic property
	City Council District:	6
	Date Filed:	November 7, 2016
	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 .

Motion by Commissioner Weinstein to approve the Consent Calendar, seconded by Commissioner Limon.

Ayes: Limon, Manus, Myres, Pattillo (abstained from Item .5), Weinstein, Nagraj

Noes:

Item 0.5 approved with 5 ayes, 0 noes, and 1 abstention.

Items 1-11 approved with 6 ayes and 0 noes.



PUBLIC HEARINGS

This item was called at 7:10pm. Commissioner Pattillo recused herself from this item.

12.	Location:	Jack London Square Development Project, Sites D (Broadway) & F2 (Harrison St)
	Assessor's Parcel Number(s):	018-0415-001-01
	Proposal:	Final Development Permits for Sites D and F2.
	Applicant:	CIM Group, Sean Buran (323) 860-1811
	Contact Person:	CIM Group, Sean Buran (323) 860-1811
	Owner:	CIM Group
	Case File Number:	PUD13170-PUDF-01 and -02
	Planning Permits Required:	Final Development Permits for Sites D and F2 of Jack London Square Planned Unit Development Project; Minor Variance to allow reduced parking.
	General Plan:	Site D=Retail, Dining and Entertainment-1; and Site F2=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:	June 30, 2016
	Status:	Design Review Committee review on February 22, 2017.
	Action to be Taken:	Consider approval of FDPs for Sites D and F2
	Staff Recommendation:	Take public testimony, close the public hearing and consider decision.
	Finality of Decision:	Appealable to City Council.
	For Further Information:	Contact the case planner Catherine Payne at (510) 238-6168 or by email at cpayne@oaklandnet.com .

Staff: Catherine Payne

Applicant: Sean Buran (CIM Group), Ben Rigley (Architect), Todd Williams (CIM Group land use counsel)

Public Speakers: Savlan Hauser

Motion by Commissioner Limon to approve the Site D FDP (case file PUD13170-PUDF01), subject to the attached findings, approve the Site F2 FDP (case file PUD13170-PUDF02), subject to the attached findings, direct staff to work with the applicant prior to issuance of construction-related permits to ensure delivery of the following items: Water Street improvements to be consistent with design intention indicated on plans; provision of high-quality exterior materials, minimizing the use and appearance of stucco as an exterior material, particularly on Site D; refinement of a unique, signature exterior color palette that reflects the prominence of the Site D location and location adjacent to an active port on an internationally significant waterfront; on Site F2, reduce the appearance of the parking garage along the ground floor, and soften the pedestrian experience with lighting, landscaping, and visually interesting experiences that could include storefront display windows, murals, or other forms of public art; and ensure provision of adequate bike parking and recycling space to comply with applicable zoning regulations; and approve the parking variance to allow 0.25 parking space per residential unit to be provided between the D and F2 sites, and incorporating the additional language that the revision of the FDP does not significantly alter the scale, size, or exterior treatment of any building compared to the approved project, the design continues to comply with the DA, the PUD, and the design guidelines for the Jack London Square Development Project, and supports the moderately dense mixed use scale and character of the development and surrounding neighborhood, seconded by Commissioner Manus.

Ayes: Limon, Manus, Myres, Weinstein, Nagraj

Noes:

Approved with 5 ayes and 0 noes.



APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

None.

Correspondence

None.

City Council Actions

On April 18, 2017, the City Council considered and approved the first reading of the West Oakland rezoning and map changes, and they also heard and approved the first reading of the secondary unit regulations.

ADJOURNMENT

The meeting was adjourned at 7:48pm.

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

NEXT REGULAR MEETING: May 3, 2017