



*Jahmese Myres, Chair*  
*Amanda Monchamp, Vice-Chair*  
*Jonathan Fearn*  
*Nischit Hegde*  
*Tom Limon*  
*Clark Manus*  
*Sahar Shirazi*

**August 1, 2018**  
**Regular Meeting**

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

## **ROLL CALL**

**Present:** Fearn, Shirazi, Limon, Manus, Hegde, Monchamp, Myres

## **WELCOME BY THE CHAIR**

## **COMMISSION BUSINESS**

### **Agenda Discussion**

None.

### **Director's Report**

None.

### **Committee Reports**

Commissioner Monchamp gave an overview of the Zoning Update Committee held immediately before this meeting.

### **Commission Matters**

Chair Myres announced her selections for Committee assignments as follows:

Design Review Committee: Myres (Chair), Manus, Monchamp  
Zoning Update Committee: Fearn (Chair), Hegde, Monchamp  
Residential Appeals Committee: Manus (Chair), Limon, Fearn  
Policies & Procedures Committee: Limon (Chair), Myres, Shirazi  
Special Projects Committee: Hegde (Chair), Shirazi, Myres

Motion by Commissioner Fearn to approve the Committee assignments, seconded by Commissioner Monchamp.

**Ayes:** Fearn, Shirazi, Limon, Manus, Hegde, Monchamp, Myres

Approved with 7 ayes and 0 noes.

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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 a 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

David Scharff, Milo Trauss.

CONSENT CALENDAR

<p><b>1.</b></p> <p><b>Locations</b></p>	<p>City street light pole in public right-of-way adjacent to:</p> <ul style="list-style-type: none"> <li>• <b>a) 5103 International Blvd (PLN18088; APN: 034-2273-002-01);</b> Submitted: 7/9/18; Zoning: RU-5; General Plan: Urban Residential; Council District: 5</li> <li>• <b>b) 5216 International Blvd (PLN18089; APN: 035-2364-022-02);</b> Submitted: 7/9/18; Zoning: RU-5; Urban Residential; Council District: 6</li> <li>• <b>c) 5701 International Blvd (PLN18090; APN: 041-3848-004-01);</b> Submitted: 7/9/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 5</li> <li>• <b>d) 5917 International Blvd (PLN18091; APN: 041-3882-033-00);</b> Submitted: 7/9/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 6</li> <li>• <b>e) 1001 83<sup>rd</sup> Ave (PLN18092; APN: 042 -4547-002-00);</b> Submitted: 7/9/18; Zoning: RM-3 Mixed Housing Type Residential Zone; General Plan: Mixed Housing Type Residential; Council District: 7</li> </ul>
<p><b>Proposal:</b></p>	<p>To consider requests for five (5) application to install a new “small cell site” Monopole Telecommunications Facilities on City street light poles by attaching antenna and equipment.</p>
<p><b>Applicant / Phone Number:</b></p>	<p>Ms. Ana Gomez-Abarca / Black &amp; Veatch (913) 458-9148</p>
<p><b>Owner:</b></p>	<p>Extenet, et al.</p>
<p><b>Planning Permit Required:</b></p>	<p>Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in or near a Residential Zone</p>
<p><b>Environmental Determination:</b></p>	<p>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</p>
<p><b>Historic Status:</b></p>	<p>Non-historic property</p>
<p><b>Action to be Taken:</b></p>	<p>Decision based on staff report</p>
<p><b>Finality of Decision:</b></p>	<p><i>Appealable to City Council</i></p>
<p><b>For Further Information:</b></p>	<p>Contact Case Planner <b>Aubrey Rose, AICP</b> at (510) 238-2071 or by email at <a href="mailto:arose@oaklandca.gov">arose@oaklandca.gov</a>.</p>



<b>2.</b>	<b>Locations:</b>	City light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> <li>• <b>a) 1001 Jefferson St (PLN18293; APN: 002-0025-001-00);</b> Submitted: 7/9/18; Zoning: CBD-R Central Business District Residential Zone; General Plan: Central Business District; Council District: 3</li> <li>• <b>b) 663 13<sup>th</sup> St (Legal Address: 1260 MLK Jr Way) (PLN18294; APN: 002-0027-006-09);</b> Submitted: 7/9/18; Zoning: CBD-C Central Business District General Commercial Zone; General Plan: Central Business District; Council District: 3</li> </ul>
	<b>Proposal:</b>	To consider requests for two (2) applications to install new “small cell site” Monopole Telecommunications Facilities on City light poles by attaching antenna and equipment
	<b>Applicant / Phone Number:</b>	Mr. Justin Giarritta / Vinculums (925) 482-8519
	<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 Residential Zones
	<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@oaklandca.gov">arose@oaklandca.gov</a> .



<b>3.</b>	<b>Locations:</b>	City street light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> <li>• <b>a) 9720 Edes Ave (PLN18095; APN: 044-5007-007-01);</b> Submitted: 2/14/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 7</li> <li>• <b>b) 1035 94<sup>th</sup> Ave (PLN18094; APN: 044-4986-019-00);</b> Submitted: 2/14/18; Zoning: RM-1 Mixed Housing Type Residential Zone; General Plan: Mixed Housing Type Residential; Council District: 7</li> <li>• <b>c) 569 High St @ Howard (PLN18093; APN: 033-2250-001-06);</b> Submitted: 2/14/18; Zoning: D-CE-2; Estuary Policy Plan: General Commercial 1; Council District: 5</li> </ul>
	<b>Proposal:</b>	To consider requests for three (3) applications to install new “small cell site” Monopole Telecommunications Facilities on City light poles by attaching antenna and equipment
	<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 near a Residential Zone; Minor Variance for exceeding 1:1 height/setback to a residential lot 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 <b>(510) 238-2071</b> or by email at <a href="mailto:arose@oaklandca.gov">arose@oaklandca.gov</a> .

The Consent Calendar was called at **6:18pm**.

Motion by Commissioner Manus to approve the Consent Calendar, seconded by Commissioner Fearn.

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

**Noes:**

**Abstentions:** Monchamp

Approved with 6 ayes, 0 noes, and 1 abstention.

### PUBLIC HEARINGS

<b>4.</b>	<b>Location:</b>	<b>3245 Hollis Street</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>007-0594-008-00 &amp; 007-0594-009-00</b>
	<b>Proposal:</b>	To create merge two parcels and create five mini-lots and construct a 10-unit townhouse-style condominium development.
	<b>Owner:</b>	Madison Park Financial
	<b>Applicant:</b>	Levy Design Partners – Casey Feeser (415)777-5117
	<b>Case Number:</b>	<b>PLN18142 (TTM8464)</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit for a Mini-lot Development and Shared Access Facility; Design Review to construct a 10-unit townhouse-style condominium development; and, Tentative Tract Map (TTM8464) to merge and re-subdivide the site into five mini-lots.



<b>General Plan:</b>	Housing and Business Mix
<b>Zoning:</b>	HBX – 2 Housing and Business Mix Zone 2
<b>Environmental Determination:</b>	Exempt 15332; State CEQA Guidelines, Infill development; Project also relies on WOSP EIR; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
<b>Historic Status:</b>	Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
<b>City Council District:</b>	3
<b>Status:</b>	Pending
<b>Action to be Taken:</b>	Decision on application based on staff report
<b>Staff Recommendation:</b>	Approval subject to conditions
<b>Finality of Decision:</b>	Appealable to City Council
<b>For Further Information:</b>	Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a> .

Item #4 was called at 6:20pm. Commissioner Limon recused himself from this item.

**Staff:** Maurice Brenyah-Addow

**Applicant:** Simon Chen, Toby Levy, Casey Feeser

**Public Speakers:** Kathryn Porter

Motion by Commissioner Fearn to affirm staff’s CEQA determination; to approve the Conditional Use Permit, Design Review, and Tentative Tract Map, subject to the attached Findings and Conditions of Approval; to have the project go to the Design Review Committee; and that the Applicant shall use native, local plants in the plant palette, seconded by Commissioner Manus.

**Ayes:** Fearn, Shirazi, Manus, Hegde, Monchamp, Myres

**Noes:**

Approved with 6 ayes and 0 noes.



<b>5.</b>	<b>Location:</b>	<b>3732, 3740, and 3746 39<sup>th</sup> Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>030-1925-004-00; -005-00; and -003-03</b>
	<b>Proposal:</b>	The proposal is for the approval of Regular Design Review, Minor Variance, and Minor Conditional Use Permit to allow for Community Assembly Activity Civic to establish a spiritually based community center for ceremony and education. The project includes new structures (Yurts), as well as the redesign of a sweat lodge, fire pit facility, and platform for ceremonies. The site is located on three adjacent lots and includes residential activities and facilities.
	<b>Applicant:</b>	Wilson Riles
	<b>Contact Person/Phone Number:</b>	Wilson Riles (510) 530-2448
	<b>Owner:</b>	Riles Ishmael & Philip
	<b>Case File Number:</b>	PLN15195-A01
	<b>Planning Permits Required:</b>	The Approval of Findings to allow for Regular Design Review for the construction of 4 new detached yurts, sweat lodge (and redesigned fire pit) and platform for ceremonies; and Minor Variance to allow for the change of a primary use within a structure located within the side yard setback; and a Minor Conditional Use Permit for a Community Assembly Civic Activity.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-3; Mixed Housing Type Residential Zone
	<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines: New Small Structures
	<b>Historic Status:</b>	F3, D3, and C3
	<b>City Council District:</b>	4
	<b>Status:</b>	Pending
	<b>Action to be Taken:</b>	Decision of Planning Commission to approve application
	<b>Finality of Decision:</b>	<i>Appealable to City Council within 10 days.</i>
	<b>For Further Information:</b>	Contact Case Planner <b>Moe Hackett</b> at (510) 238-39730 or by email at <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a> .

Commissioner Limon returned and Item #5 was called at 6:53pm.

**Staff:** Moe Hackett

**Applicant:** Jim Moore, Wilson Riles

**Public Speakers:** Mario Castillo, Rena Rickles, Linda Hooker, Ada Chan, Lawrence Ellis.

Motion by Commissioner Monchamp to affirm staff's environmental determination; to approve the Design Review, Variance, and Conditional Use Permit, subject to the attached Findings and Conditions of Approval; and add the additional Findings that 1) there are no unusual circumstances and 2) there is no significant effect from the fire pit; and add an additional Conditions that 1) in six months time staff shall review the Conditions to evaluate them and consider their effectiveness and 2) consistent with what has been requested there shall be no outdoor activities or large meetings after 10:00pm, seconded by Commissioner Limon.

**Ayes:** Fearn, Shirazi, Limon, Manus, Hegde, Monchamp, Myres

**Noes:**

Approved with 7 ayes and 0 noes.



This item has been continued to a date uncertain.

<b>6.</b>	<b>Location:</b>	<b>Area bounded by 27th Street to the north, I 980 and Brush Street to the west, the Jack London estuary waterfront to the south, and Lake Merritt and Channel to the east.</b>
	<b>Proposal:</b>	Review of development and strategy options contained within the Plan Options Memo for the Downtown Oakland Specific Plan, bounded by 27 <sup>th</sup> 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
	<b>Applicant:</b>	City of Oakland
	<b>Case File Number:</b>	<b>SP16001</b>
	<b>General Plan:</b>	<del><b>Land Use and Transportation Element (LUTE)</b></del> – Business Mix; Central Business District; Community Commercial; General Industry and Transportation; Institutional; Mixed Housing Type Residential; Neighborhood Center Mixed Use; Urban Park and Open Space; Urban Residential <del><b>Estuary Policy Plan (EPP)</b></del> – Light Industry 1; Mixed Use District; Off Price Retail District; Parks; Planned Waterfront Development 1; Planned Waterfront Development 4; Produce Market; Retail Dining Entertainment 1; Retail Dining Entertainment 2; Waterfront Commercial Recreation 1; Waterfront Mixed Use; Waterfront Warehouse District
	<b>Zoning:</b>	C-40, C-45, CBD-C, CBD-P, CBD-R, CBD-X, CC-1, CC-2, CC-3, CIX-1A, CIX-1B, D-LM 2, D-LM 3, D-LM 4, D-LM 5, D-OTN, IG, M-20, M-30, M-40, OS(LP), OS(NP), OS(RCP), OS(RCA), OS (AF), OS (AMP), OS(SU), R-80, RU-3, RU-4, RU-5, S-2
	<b>Environmental Determination:</b>	An Environmental Impact Report (EIR) will be prepared as part of the Downtown Oakland Specific Plan.
	<b>Historic Status:</b>	52 Landmarks, 21 Areas of Primary Importance (API); 27 Areas of Secondary Importance (ASI)
	<b>City Council District:</b>	2, 3
	<b>Staff Recommendation:</b>	Staff recommends that Planning Commission use the Racial Equity Impact Assessment and Plan Options Memo Appendices as background information to provide Staff with feedback on the focus area, focus corridor and strategy options contained within the Plan Options Memo
	<b>For Further Information:</b>	Contact Project Manager <b>Alicia Parker</b> at (510) 238-3362 or by email at <a href="mailto:aparker@oaklandnet.com">aparker@oaklandnet.com</a> .



This item was continued from the July 18, 2018 agenda.

<b>7.</b>	<b>Location:</b>	<b>3927 Wattling Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>033-2170-003-00</b>
	<b>Proposal:</b>	Revisions to a portion of previously-approved Planned Unit Development project to allow 51 townhouse condominium units.
	<b>Owner:</b>	Oak Partners, LLC
	<b>Applicant:</b>	City Ventures - Andrew Warner (415)845-0293
	<b>Case Number:</b>	<b>PUDF08166-R01</b>
	<b>Planning Permits Required:</b>	Revision to Preliminary and Final Planned Unit Development Project to allow 51 townhouse units at a portion of the development site.
	<b>General Plan:</b>	Housing and Business Mix
	<b>Zoning:</b>	HBX-2 Housing and Business Mix Commercial Zone 2
	<b>Environmental Determination:</b>	Exempt Section 15332; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
	<b>Historic Status:</b>	Not a Potentially Designated Historic Property (PDHP); Survey Rating: N/A
	<b>City Council District:</b>	5
	<b>Finality of decision:</b>	Appealable to City Council within 10 days
	<b>Action to be Taken:</b>	Decision based on staff report.
	<b>For Further Information:</b>	Contact Case Planner <b>Maurice Brenyah-Addow</b> at <b>(510) 238-6342</b> or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a> .

Commissioners Limon and Monchamp recused themselves and this item was called at **8:07pm**.

**Staff:** Maurice Brenyah-Addow

**Applicant:** Andrew Warner

**Public Speakers:** None.

Motion by Commissioner Hegde to affirm staff's environmental determination; that this will return to Design Review Committee to discuss the design of the buiding, vegetation, parks, greenery, and native plants, and to support air quality; to approve the proposed revision to the Preliminary Planned Unit Development, the Final Planned Unit Development permits for all phases, Minor Variances, and Vesting Tentative Parcel Maps, subject to the Conditions of Approval based on the attached Findings, with a revision to Condition #56 to incorporate current impact fees, seconded by Commissioner Shirazi.

**Ayes:** Fearn, Shirazi, Manus, Hegde, Myres

**Noes:**

Approved with 5 ayes and 0 noes.





**APPEALS**

None.

**COMMISSION BUSINESS**

**Approval of Minutes**

None.

**Correspondence**

None.

**City Council Actions**

On July 24, 2018, City Council approved new hotel regulations requiring a Major Conditional Use Permit for all hotels in Oakland.

**ADJOURNMENT**

Chair Myres adjourned the meeting at **8:52pm** in honor of Nia Wilson, who was murdered at Macarthur BART on July 22, 2018.

**NEXT REGULAR MEETING:** September 5, 2018

Minutes prepared by Jonathan Arnold