



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

**April 18, 2018
Regular Meeting**

The meeting was called at **6:09pm.**

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion	Item #3 was continued to May 16, 2018.
Director's Report	A Housing Element update report will be given on May 2, 2018.
Committee Reports	None.
Commission Matters	None.
City Attorney's Report	None.
OPEN FORUM	None.

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。



CONSENT CALENDAR

<p>1.</p> <p>Locations:</p>	<p>City street light poles in public right-of-way adjacent to:</p> <ul style="list-style-type: none"> • a) 156 41st St @ 4101 Piedmont Ave (PLN18103; APN: 012-0994-013-01); Zoning: CN-1 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 1 • b) 230 Bay Place (PLN18104; APN: 010-0795-027-01); Zoning: CN-3 Zone; General Plan: Neighborhood Center Mixed Use; Council District: 3 • c) 1 Kaiser Plaza (PLN18105; APN: 008-0653-019-03); Zoning: CBD-C Central Business District General Commercial Zone; General Plan: Central Business District; Council District: 3 • d) 1850 Alice St (PLN18106; APN: 008-0627-038-03); Zoning: CBD-R Central Business District Residential Zone; General Plan: Central Business District; Council District: 3 <p>Submitted: 2/21/18</p> <ul style="list-style-type: none"> • e) 200 12th St (PLN18112; APN: 002-0075-001-00); Zoning: D-LM-5 Lake Merritt Station Area District - 5 Institutional Zone; General Plan: Central Business District; Council District: 2 <p>Submitted: 2/28/18</p>
<p>Proposal:</p>	<p>To consider requests for five (5) applications to install new “small cell site” Monopole Telecommunications Facilities on existing city street light pole by attaching an antenna within a shroud and minimal equipment mounted on the side of the pole.</p>
<p>Applicant / Phone Number:</p>	<p>James Singleton for Mobilitie / (650) 814-0564</p>
<p>Owner:</p>	<p>City of Oakland</p>
<p>Planning Permits Required:</p>	<p>Major Conditional Use Permit & Regular Design Review with 2 sets additional findings for Monopole Telecommunications Facility in/near Residential Zone #5) Minor Variance for 1:1 height/setback to residential property</p>
<p>Environmental Determination:</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>Historic Status:</p>	<p>Non-historic properties</p>
<p>Action to be Taken:</p>	<p>Decision based on staff report</p>
<p>Finality of Decision:</p>	<p><i>Appealable to City Council</i></p>
<p>For Further Information:</p>	<p>Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandnet.com.</p>



2.	Locations:	Wireless telecommunications facilities on building rooftops at: <ul style="list-style-type: none"> • a) 715 Peralta St (PLN17465; APN 006-0003-016-00) • b) 713 Peralta St (PLN17466; APN 006-0003-017-00) Submitted: 11/13/17; Zoning: CC-2 Community Commercial Zone; General Plan: Community Commercial; Council District 3
	Proposal:	To consider requests for two (2) applications to install new Macro Telecommunications Facilities on existing building rooftops.
	Applicant / Phone Number:	Ben Merritt / (916) 747-0624
	Planning Permits Required:	Major Conditional Use Permit & Regular Design Review with additional findings for Macro Telecommunications Facility near a 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:	Area of Secondary Importance: 7 th Street Corridor #1 Survey rating: Eb2+
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandnet.com .

This item has been continued to May 16, 2018.

3.	Locations:	Utility poles in public right of way adjacent to: <ul style="list-style-type: none"> • a) 1195 Drury Rd (PLN17314; APN 048H 7651-031-02); Submitted 1/8/18 • b) 6501 Pine Needle Dr (PLN17322; APN 048G 7429-019-00); submitted 9/18/17 Zoning: RH 4 Zone / S 9 Fire Safety Protection Combining Zone; General Plan: Hillside Residential; Council District 1
	Proposal:	To consider requests for two (2) applications to install new “small cell site” Macro Telecommunications Facilities on existing utility by attaching an antenna within a shroud and minimal equipment mounted on the side of the pole.
	Applicant / Phone Number:	Ms. Ana Gomez Abarea (913) 458-9148 / Black & Veatch
	Owner:	Extenet, et al.
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility in 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 properties
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandnet.com .



4.	Location:	Utility pole in public right-of-way (sidewalk) adjacent to: <ul style="list-style-type: none"> • a) 1501 Fruitvale Avenue (PLN17-508, APN:0025-07210-017-01) Zone: CN-2, Land Use: Neighborhood Center Mixed Use; • b) 4578 International Blvd. (PLN17-509 APN: 035-2359-08-01) Zone: CC-2, Land Use: Community Commercial; • c) 9900 Plymouth Street (PLN18-040, APN:046-5439-016-00) Zone: RD-1, Land Use: Detached Unit Residential.
	Proposal:	To establish (3) wireless "small cell site" Macro Telecommunication Facilities on existing utility light poles located in the Public Right-of-Way.
	Permits Required:	Regular Design Reviews for Macro Telecommunication Facilities in Residential Zone or within 100' of Residential zone
	Applicant:	Ana Gomez-Abarca/Black & Veatch & Extenet (for: T-Mobile) (913)458-9148
	Environmental Determination:	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.
	Historic Status:	Non-historic poles
	City Council District:	7
	For further information:	Contact case planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .

5.	Location:	5815 College Avenue
	Assessor's Parcel Number:	014-1269-004-00
	Proposal:	To establish a cider-bar, bottle shop, and eatery for on-site and off-site consumption with meals in a Limited Service Restaurant Activity (775 sq. ft.).
	Applicant / Phone Number:	Mr. Michael Reis (650) 224-0260
	Owners:	Martini Company Properties
	Case File Number:	PLN18110
	Planning Permits Required:	Major Conditional Use Permit with additional findings to allow an Alcoholic Beverage Sales Commercial Activity; Variances to allow a new Alcoholic Beverage Sales outside of the Central Business District (1) within 1,000 feet of an existing location.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-1 Neighborhood Commercial Zone – 1
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operations) and Section 15183 Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Potential Designated Historic Property; Survey rating: Dc2+
	City Council District:	1
	Date Filed:	February 27, 2018
	Staff Recommendation:	To approve the application with Conditions
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .

The Consent Calendar was called at **6:10pm**.

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

Ayes: Manus, Fearn, Limon, Weinstein, Myres

Noes:

Approved with 5 ayes and 0 noes.



PUBLIC HEARINGS

This item was continued from the April 4, 2018, Planning Commission meeting.

6.	Location:	2956 International Blvd, 3007 E 15th St, and 1443 Derby St
	Assessor's Parcel Number(s):	025-0720-007-02; 025-0720-001-00; and 025-0720-002-01
	Proposal:	To construct a 45,942-square foot three-story Kindergarten-8 th Grade public charter school for up to 620 students and 51 employees with a rooftop deck, outdoor field and playground space as well as an onsite double-lane driveway for drop-off and pick-up queuing.
	Applicant:	Aspire Schools
	Contact Person/ Phone Number:	Chris Grant (208) 577-2768 and Casey Hoffman (510) 434-5522
	Owner:	TCP CS Holdings I LLC, CS Campur 17 LLC, and City of Oakland
	Case File Number:	PLN15398
	Planning Permits Required:	Regular Design Review to construct a public charter school. Major Conditional Use Permit for construction of more than 25,000 square feet of non-residential floor area. Minor Conditional Use Permit to establish a Community Education Activity in the RM-4 Zone. Minor Variances for (1) a proposed building height of 49 feet where 35 feet is permitted; (2) a front yard setback of three feet where 15 feet is required; (3) a street side yard setback of zero feet where four feet is required; and (4) a 23-foot-high living wall on the side and rear property line where 8 feet is permitted. A Shared Parking Agreement for required parking on the adjacent lot.
	General Plan:	Mixed Housing Type and Community Commercial
	Zoning:	RM-4 Mixed Housing Type Residential
	Environmental Determination:	Section 15183.3: Streamlining for Infill Projects and Section 15183: projects consistent with a community plan, general plan, or zoning. 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 Aspire Project can be viewed here: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 (Aspire CEQA Analysis) 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 Central City East Redevelopment Plan EIRs that can be viewed here: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158 (LUTE / Item #1) http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/dowd007548.pdf (Central City East Redevelopment Plan)
	Historic Status:	No historic record
	City Council District:	5
	Date Filed:	12/15/15 (Revised plans submitted 3/5/18)
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Michael Bradley at (510) 238-6935 or by email at mbradley@oaklandnet.com .

Item #6 was called at **6:11pm**.

Staff: Michael Bradley, Heather Klein, Trevor

Applicant: Kimi Kean, Jenna Ogier-Marangella

Public Speakers: Daniela (student), Fatima (student), Lindzey Tassano, Jessie Johnson, Leticia Molina, Shiyu Wang, Steve Lovato, Alejandra Ramirez, Jeanette Gomez, Luz Nevel, Caleb Roope, Courtney Walker, Angel Guandique.

Motion by Commissioner Weinstein to affirm staff's environmental determination, and approve the Regular Design Review, Major Conditional Use Permit, Minor Conditional Use Permit, and Variance, subject to the attached Findings and Conditions with 1) a revision to Condition #50 stating that in the first year the reports will be on a quarterly basis and then the following years on an annual basis, 2) a revision to Condition #58 stating that an independent traffic engineer will conduct quarterly reports of driveway vehicle counts in the first year and annually thereafter, 3) the addition of a condition that the project applicant will attend stakeholder meetings to discuss parking solutions, and 4) that the project will go before the Design Review Committee, seconded by Commissioner Fearn.



(Item #6, continued)

Ayes: Manus, Fearn, Limon, Weinstein, Myres

Noes:

Approved with 5 ayes and 0 noes.

Motion by Commissioner Weinstein that the city lead a series of stakeholder meetings that include OakDOT (the City of Oakland Department of Transportation), Planning staff, the owner of the medical office building, tenants of the medical office building, school staff, BART, and the developer of the affordable housing development to discuss parking solutions including, but not limited to: parking meters, permitted parking, limited hours, re-striping, side circulation, pursuing vacant lots in the surrounding area, valet, tandem, lifts, shared parking agreements, emergency parking for patients, and any and all solutions, and that Planning staff report back to the Commission within six months on the progress of the meetings and possible solutions, seconded by Commissioner Limon.

Ayes: Manus, Fearn, Limon, Weinstein, Myres

Noes:

Approved with 5 ayes and 0 noes.

APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

None.

Correspondence

None.

City Council Actions

None.

ADJOURNMENT

The meeting was adjourned at **8:01pm**.

ROBERT MERKAMP
Acting Zoning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: May 2, 2018

Revised April 5, 2018, to reflect continuance of Item #3 to the May 16, 2018 meeting, and addition of Item #6 that was continued to this agenda from the April 4, 2018 meeting.