



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

**February 21, 2018  
Regular Meeting**

The meeting was called to order at **6:01pm**.

**ROLL CALL**

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

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

**Agenda Discussion**

Item #6 was continued to March 21, 2018; Item #4a was continued to a date uncertain; Items #1 and #3b were moved from the Consent Calendar to Public Hearings.

**Director's Report**

None.

**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

|           |                                     |  |
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| <b>2.</b> | <b>Locations:</b>                   | Utility poles in public right-of-way adjacent to: <ul style="list-style-type: none"> <li>• <b>3146 MLK Jr. Way (PLN17352, APN: 009- 0715-030-00)</b><br/>Zone RU-1, Land Use: Urban Residential</li> <li>• <b>2833 Harrison Street (PLN17359, APN: 010-0801-001-00)</b><br/>Zone RM-3, Land Use: Mixed Housing Type Residential</li> </ul> |
|           | <b>Proposal:</b>                    | To consider requests for (2) applications to install new “small cell site” Telecommunications Facilities on existing City Street Light poles to improve services. The project consists of attaching an antenna within a shroud and minimal equipment mounted on the side of the pole above ground-level.                                   |
|           | <b>Applicant / Phone Number:</b>    | James Singleton, Mobilitie LLC / (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 a residential zone; Minor Variance for Monopole adjacent to residential use.   |
|           | <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 poles   |
|           | <b>City Council District:</b>       | 3  |
|           | <b>Date Filed:</b>                  | September 9, 2017  |
|           | <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>Marilu Garcia</b> at (510) 238-5217 or by email at <a href="mailto:mgarcia2@oaklandnet.com">mgarcia2@oaklandnet.com</a> .  |

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| <b>3.</b> | <b>Locations:</b>                   | Utility poles in public right-of-way adjacent to: <ul style="list-style-type: none"> <li>• <b>1140 71<sup>st</sup> Ave (PLN17517, APN: 041-4135-026-00);</b> Submitted 12/29/17;<br/>Zone: RD-2; General Plan: Detached Unit Residential; Council District: 7</li> <li>• <b>6719 Eastlawn St (PLN17518, APN: 041-4064-028-00);</b> Submitted 12/29/17;<br/>Zone: RD-1; General Plan: Detached Unit Residential; Council District: 6 <b>Item was moved to public hearings.</b></li> <li>• <b>1219 76<sup>th</sup> Ave (PLN17520, APN: 041-4193-007-00);</b> Submitted 12/29/17;<br/>Zone: RD-2; General Plan: Detached Unit Residential; Council District: 7</li> </ul> |
|           | <b>Proposal:</b>                    | To consider requests for (3) 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.  |
|           | <b>Applicant / Phone Number:</b>    | Ms. Ana Gomez-Abarca (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 in 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> .   |



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| <b>4.</b> | <b>Locations:</b>                   | Utility pole in public right-of-way (sidewalk) adjacent to:<br><ul style="list-style-type: none"> <li>• 1286 104<sup>th</sup> Avenue (PLN17-310, APN: 045-5191-027-00)<br/>                     Zone: RD-1, Land Use: Detached Unit Residential. Continued to a date uncertain.</li> <li>• 1000 106<sup>th</sup> Avenue (PLN17-493, APN: 045-5203-015-00)<br/>                     Zone: RD-1, Land Use: Detached Unit Residential;</li> <li>• 10400 E Street (PLN17495, APN: 045-5190-016-00)<br/>                     Zone: RD-1, Land Use: Detached Unit Residential.</li> </ul> |
|           | <b>Proposal:</b>                    | To establish (3) wireless "small cell site" Macro Telecommunication Facilities on existing utility light poles located in the Public Right-of-Way.  |
|           | <b>Applicant / Phone Number:</b>    | Ana Gomez-Abarca/Black & Veatch & Extenet (for: T-Mobile) (925)458-9148   |
|           | <b>Permits Required:</b>            | Regular Design Reviews for Macro Telecommunication Facilities in Residential Zoning   |
|           | <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 District:</b>       | 7   |
|           | <b>Action to be Taken:</b>          | Decision based on staff report  |
|           | <b>Finality of Decision:</b>        | Appealable to City Council  |
|           | <b>For further information:</b>     | Contact Case Planner Jason Madani at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a> .   |

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| <b>5.</b> | <b>Location:</b>                    | 325 7 <sup>th</sup> Street   |
|           | <b>Assessor's Parcel Number(s):</b> | 001-0189-014-01; 001-0189-013-00; 001-0189-009-00; 001-0189-008-00; 001-0189-007-00; 001-0189-006-00; 001-0189-005-00; 001-0189-004-00; 001-0189-003-00  |
|           | <b>Proposal:</b>                    | Extension of the planning entitlements for previously-approved mixed-use 380-unit residential and 9,110 square-foot commercial space.  |
|           | <b>Owner / Applicant:</b>           | 325 7 <sup>th</sup> Street, LLC (510)763-2911  |
|           | <b>Case Number:</b>                 | CMDV06573  |
|           | <b>Planning Permits Required:</b>   | Extension of the Major Conditional Use Permit for a large-scale development over 100,000 square feet of new floor area or more and one hundred twenty (120) feet in height; Interim Major Conditional Use Permit for a Floor Area Ratio (FAR) that exceeds zoning but is consistent with the General Plan; Minor Variances for dimensions of parking spaces, dimensions of parking spaces against a column or other obstruction, tandem parking spaces and rear yard setback and Major Design Review |
|           | <b>General Plan:</b>                | Central Business District  |
|           | <b>Zoning:</b>                      | D-LM 2 & D-LM 4 Lake Merritt Station Area District   |
|           | <b>Environmental Determination:</b> | EIR (ER07-0002) prepared for project; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).   |
|           | <b>Historic Status:</b>             | Area of Primary Importance (API)   |
|           | <b>City Council District:</b>       | 2  |
|           | <b>Status:</b>                      | Planning Commission approval on July 20, 2011. Entitlements extended through September 6, 2018.  |
|           | <b>Staff Recommendation:</b>        | Decision based on staff report   |
|           | <b>Finality of Decision:</b>        | Appealable to City Council within 10 days  |
|           | <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> .   |



The Consent calendar was called at 6:03pm.

Motion by Commissioner Weinstein to approve Consent Calendar items 2, 3a, 3c, 4b, 4c, and 5, seconded by Commisisoner Manus.

Ayes: Manus, Limon, Weinstein, Myres

Noes:

Approved with 4 ayes and 0 noes.

PUBLIC HEARINGS

This item was continued to March 21, 2018.

|    |                                      |   |
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| 6. | <b>Location:</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>Assessor's Parcel Number(s):</b>  | 007-0617-014-05   |
|    | <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>             | PLN16394  |
|    | <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>  | 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.<br><br>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:<br><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)<br><br>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:<br><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)<br><br><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) |
|    | <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 Mike Rivera at (510) 238-6417 or by email at <a href="mailto:mriviera@oaklandnet.com">mriviera@oaklandnet.com</a> .  |



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| <b>1.</b> | <b>Location:</b>                    | <b>Utility pole in public right-of-way adjacent to 206 Glenwood Glade</b>  |
|           | <b>Assessor's Parcel Number(s):</b> | <b>Nearest adjacent lot 048G-7403-022-06</b>   |
|           | <b>Proposal:</b>                    | To establish a "small cell site" Telecommunications Facility, in order to enhance existing services, by attaching an antenna on an existing utility pole located in the public right-of-way. The antenna would be placed on top of the pole up to 50'-4" in height and equipment mounted on the side of the pole above ground-level. |
|           | <b>Applicant / Phone Number:</b>    | Cristy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323  |
|           | <b>Owner:</b>                       | Joint Pole Authority   |
|           | <b>Case File Number:</b>            | PLN17464   |
|           | <b>Planning Permits Required:</b>   | Regular Design Review with additional findings for Macro Telecommunications Facility in a Residential Zone   |
|           | <b>General Plan:</b>                | Hillside Residential   |
|           | <b>Zoning:</b>                      | Hillside Residential - 4 Zone (RH-4)   |
|           | <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 pole  |
|           | <b>City Council District:</b>       | 4  |
|           | <b>Date Filed:</b>                  | November 10, 2017  |
|           | <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 Marilu Garcia at (510) 238-5217 or by email at <a href="mailto:mgarcia2@oaklandnet.com">mgarcia2@oaklandnet.com</a> .   |

Item #1 was called at 6:04pm.

Staff: Marilu Garcia

Applicant: Mark Peters, Cristy Beltran

Public Speakers: Richard Arrighi

Motion by Commissioner Weinstein to affirm staff's environmental determination and approve the Regular Design Review subject to the attached Findings and Conditions of Approval, seconded by Commissioner Limon.

Ayes: Manus, Limon, Weinstein, Myres

Noes:

Approved with 4 ayes and 0 noes.



|           |                                     |  |
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| <b>3.</b> | <b>Locations:</b>                   | Utility poles in public right-of-way adjacent to: <ul style="list-style-type: none"> <li>• 1140 71<sup>st</sup> Ave (PLN17517, APN: 041-4135-026-00); Submitted 12/29/17; Zone: RD-2; General Plan: Detached Unit Residential; Council District: 7</li> <li>• 6719 Eastlawn St (PLN17518, APN: 041-4064-028-00); Submitted 12/29/17; Zone: RD-1; General Plan: Detached Unit Residential; Council District: 6 Item was moved to public hearings.</li> <li>• 1219 76<sup>th</sup> Ave (PLN17520, APN: 041-4193-007-00); Submitted 12/29/17; Zone: RD-2; General Plan: Detached Unit Residential; Council District: 7</li> </ul> |
|           | <b>Proposal:</b>                    | To consider requests for (3) 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.  |
|           | <b>Applicant / Phone Number:</b>    | Ms. Ana Gomez-Abarca (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 in 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 Aubrey Rose AICP at (510) 238-2071 or by email at <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a> .  |

Item #3b was called at 6:15pm.

Staff: Aubrey Rose

Applicant: Charles Lindsay

Public Speakers: Victoria Fierce, Marc Savino, Milo Trauss, Robin Hart, Earnie Thompson

Motion by Commissioner Weinstein to continue this item to a date uncertain, seconded by Commissioner Limon.

Ayes: Manus, Limon, Weinstein, Myres

Noes:

Approved with 4 ayes and 0 noes.



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| <b>7.</b> | <b>Location:</b>                    | <b>1433 Webster St</b>  |
|           | <b>Assessor's Parcel Number(s):</b> | <b>008-0624-034-00; -035-00; &amp; -036-00</b>  |
|           | <b>Proposal:</b>                    | Proposal to demolish two existing commercial buildings and construct a new 29 story mixed use building containing 179 dwelling units, up to 60,000 square feet of office, and ground floor retail. The proposal includes a request for a density bonus, including available concessions /waivers, by providing the inclusion of 5% of the dwellings as very low income within the proposal.   |
|           | <b>Applicant:</b>                   | RAD Build   |
|           | <b>Contact Person/Phone Number:</b> | Lih Loh – (510)343-5593   |
|           | <b>Owner:</b>                       | Village Glenn Oakland 1, LLC & Lavorini Properties, LLC   |
|           | <b>Case File Number:</b>            | PLN16-117   |
|           | <b>Planning Permits Required:</b>   | Regular Design Review for new construction, Major Conditional Use Permit for development exceeding 200,000 square feet and 250 feet in height in the CBD Zone, and Minor Variance to allow one loading berth where three are required.  |
|           | <b>General Plan:</b>                | Central Business District   |
|           | <b>Zoning:</b>                      | CBD-P; Height Area 2 (85')<br>CBD-C; Height Area 7(no limit)  |
|           | <b>Environmental Determination:</b> | A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions:<br>Section 15332, In-fill development projects; Section 15183 – Projects consistent with a community plan, general plan, or zoning; Section 15183.3 – Streamlining for Qualified infill projects; and/or Sections 15168 & 15180 – Projects consistent with a Redevelopment program EIR; Each of which provides a separate and independent basis for CEQA compliance.<br><br>The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 <sup>nd</sup> Floor or on-line at<br><a href="http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157</a> |
|           | <b>Historic Status:</b>             | Potentially Designated Historic Property (PDHP); Ratings: 359 15 <sup>th</sup> Street - Ed2* & 363 15 <sup>th</sup> Street – Dc2+ (15 <sup>th</sup> & Webster ASI)  |
|           | <b>City Council District:</b>       | 3   |
|           | <b>Status:</b>                      | Pending   |
|           | <b>Action to be Taken:</b>          | Decision on the application   |
|           | <b>Finality of Decision:</b>        | The item is appealable to City Council.   |
|           | <b>For Further Information:</b>     | Contact case planner <b>Peterson Z. Vollmann</b> at (510) 238-6167 or by email at <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a> .  |

Item #7 was called at 6:32pm.

Staff: Pete Vollmann

Applicant: Dan Germain, Jason Lowney

Public Speakers: Saied Karamooz, Claudia Contreras, Lamont Woods, Rachele Trigueros, Aly Bonde, Victoria Fierce, Ernest Brown, Kieryn Darkwater, Chris Kintner, Milo Trauss, Jacob Adiarte.

Motion by Commisisoner Manus to affirm staff's environmental determination and adopt the attached CEQA Findings, and to approve the Conditional Use Permit, the Design Review, and the Minor Variance subject to the attached Findings and Conditions, seconded by Commissioner Limon.

Ayes: Manus, Limon, Weinstein, Myres

Noes:

Approved with 4 ayes and 0 noes.



**APPEALS** None.

**COMMISSION BUSINESS**

**Approval of Minutes** None

**Correspondence** None.

**City Council Actions** None.

**ADJOURNMENT**

The meeting was adjourned at 7:07pm.

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

**NEXT REGULAR MEETING:** March 7, 2018