



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

July 18, 2018
Regular Meeting

Revised July 9 and 12, 2018 – See end of agenda.

MEAL GATHERING

5:00pm Café 15, 597 – 15th St, Oakland (Corner of Jefferson & 15th St)

Open to the public. (Members of the public may purchase their own meals if desired. Consumption of food is not required to attend.)

BUSINESS MEETING

6:00pm Council Chambers, City Hall, One Frank H. Ogawa Plaza

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15 pm**, and the meeting will adjourn no later than **10:30 p.m.** unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

Please work with the case planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

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。



**New online staff report
download instructions**

Staff reports for items listed on this agenda will generally be available to any interested party by 3:00 p.m. the Friday before the meeting at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612.

Staff reports are also available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandnet.com/planning (under "Planning Commission.") You will need to ensure that your computer will accept pop-ups from the host site (oaklandnet.com) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure Section 1094.6, unless a shorter period applies. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.

Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

While attending Planning Commission meetings, parking in the Dalziel Building Garage (located on 16th Street between San Pablo Ave and Clay St) is free. Attendees should see staff at the meeting to validate parking tokens.

Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Jonathan Arnold at jarnold@oaklandnet.com or 510-238-6194 or Cheryl Dunaway at cdunaway@oaklandnet.com or 510-238-2912 at least 48 hours prior to the meeting.

Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, staff, and the public, twenty-five (25) copies of all material should be submitted. Material submitted at least ten days prior to the meeting may be included as part of the agenda packet; material submitted later may be distributed at or prior to the meeting. To ensure that material submitted at the meeting is distributed to Commissioners, a minimum of twenty-five (25) copies should be submitted to Planning staff no later than the time the item is scheduled to be considered by the Commission.

ROLL CALL

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Committee Reports

Commission Matters

City Attorney's Report



OPEN FORUM

At this time members of the public may speak on any item of interest within the Commission’s jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes or less if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

CONSENT CALENDAR

The Commission will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report and recommendation in each case. Members of the Commission may request that any item on the Consent Calendar be singled out for separate discussion and vote.

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| 1. | Locations: | City street light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 1801 Jefferson St (PLN18099; APN: 003-0061-011-00); Submitted 2/16/18; Zoning: CBD-X Central Business District; General Plan: Central Business District; Council District: 3 • b) 1250 8th St (PLN18028; APN: 004-0053-004-00); Submitted: 1/12/18; Zoning: RU-2; General Plan: Urban Residential; Council District: 3 • c) 960 10th St (PLN18022; APN: 004-0009-014-05); Submitted: 1/9/18; Zoning: RU-3 / S-20; General Plan: Urban Residential; Council District: 3 • d) 1015 Adeline St (PLN18020; APN: 004-0033-013-00); Submitted: 1/8/18; Zoning: RM-2 / S-20; General Plan: Mixed Housing Type Residential; Council District: 3 |
| | Proposal: | To consider requests for four (4) applications to install new “small cell site” Monopole Telecommunications Facilities on City light poles by attaching antenna and equipment. |
| | Applicant / Phone Number: | James Singleton for Mobilitie / (650) 814-0564 |
| | Owner: | City of Oakland |
| | Planning Permits Required: | Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in or near a Residential Zone; Minor Variance for proximity to residential lot line |
| | 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: | <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 . |



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| <p>2.</p> | <p>Locations: City light poles in public right-of-way adjacent to:</p> <ul style="list-style-type: none"> • a) 468 19th St (PLN18270; APN: 008-0639-005-00); Submitted: 6/28/18; Zoning: CBD-P Central Business District Pedestrian Retail Zone; General Plan: Central Business District; Council District: 3 • b) 2022 Telegraph Ave (PLN18271; APN: 008-0649-001-02); Submitted: 6/28/18; Zoning: CBD-P; General Plan: Central Business District; Council District: 3 • c) 201 20th St (PLN18272; APN: 008-0635-001-00); Submitted: 6/28/18; Zoning: CBD-C Central Business District General Commercial Zone; Central Business District; Council District: 3 |
| <p>Proposal:</p> | <p>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</p> |
| <p>Applicant / Phone Number:</p> | <p>Mr. Justin Giarritta / Vinculums (925) 482-8519</p> |
| <p>Owner:</p> | <p>City of Oakland</p> |
| <p>Planning Permits Required:</p> | <p>Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility near Residential Zones</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> |



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| <p>3. Locations:</p> | <p>City street light pole in public right-of-way adjacent to:</p> <ul style="list-style-type: none"> • a) 9115 International Blvd (PLN18274; APN: 044-4952-004-00); Submitted: 6/29/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 7 • b) 9337 International Blvd (PLN18275; APN: 044-4966-008-00); Submitted: 6/29/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 7 • c) 9509 International Blvd (PLN18276; APN: 044-4968-002-02); Submitted: 6/29/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 7 • d) 9526 International Blvd (PLN18277; APN: 046-5423-018-01); Submitted: 6/29/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 7 • e) 10151 International Blvd (PLN18278; APN: 045-5171-005-02); Submitted: 6/29/18; Zoning: CC-2 Community Commercial Zone; General Plan: Community Commercial; Council District: 7 |
| <p>Proposal:</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>Applicant / Phone Number:</p> | <p>Ms. Ana Gomez-Abarca / Black & Veatch (913) 458-9148</p> |
| <p>Owner:</p> | <p>Extenet, et al.</p> |
| <p>Planning Permit Required:</p> | <p>Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility; Minor Variance for not meeting 1:1 height/setback requirement to residential property line</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 property</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> |



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| 4. | Location: | 3136 International Blvd |
| | Assessor's Parcel Number(s): | 025-0718-007-00 |
| | Proposal: | Installation of a rooftop wireless telecommunications facility involving ten (10) new antennas; two GPs antennas; sixteen (16) radio units located within two (12'x18' and 9'x7') lease areas and behind (12'x9' and 9'x7') screening walls located on the roof of an existing commercial building; associated equipment cabinets located on the roof platform of a 40' tall commercial building. |
| | Applicant: | Ridge Communications for Verizon Wireless. |
| | Contact Person Phone Number: | Patrick Cruzen (510) 677-1428 |
| | Owner: | Foothill Blvd. LLC |
| | Case File Number: | PLN18132 |
| | Planning Permits Required: | Major Conditional Use Permit and Regular Design Review to install a Macro Telecommunications Facility. |
| | General Plan: | Neighborhood Center Mixed Use |
| | Zoning: | CN-2 Neighborhood Center-2 |
| | Environmental Determination: | Exempt, Sections 15301: existing facilities and 15303: new construction or conversion of small structures; Section 15183: projects consistent with a community plan, general plan or zoning. |
| | Historic Status: | Designated Historic Property; Survey Rating: B+2+ |
| | City Council District: | 4 |
| | Date Filed: | March 8, 2018 and May 16, 2018 |
| | Finality of Decision: | Appealable to City Council |
| | For Further Information: | Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandnet.com . |

PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the public hearing.

The Commission will then vote on the matter based on the staff report and recommendation. If the Commission does not follow the staff recommendation and no alternate findings for decision have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision.

If you wish to be notified on the decision of an agenda item, please indicate the case number and submit a self-addressed stamped envelope, for each case.

Planning Commission decisions that involve “major” cases (e.g., major variances, major conditional use permits) are usually appealable to the City Council. If any interested party seeks to challenge such decision in court, an appeal **must be filed** within ten (10) calendar days of the date of the announcement of the Planning Commission decision and by 4:00 p.m. An appeal shall be on a form provided by the Planning and Building Department, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the case planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Planning Commission or wherein their decision is not supported by substantial evidence and must include payment of the required fee in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you from challenging the City’s decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so will preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Planning Commission prior to the close of the Planning Commission’s public hearing on the matter.

Any party seeking to challenge a final decision in court must do so within ninety (90) days of the date of the announcement of a final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

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| 5. | Location: | 2100 Telegraph Ave (Eastline Project) |
| | Assessor’s Parcel Number(s): | 008-0648-001-00; -011-03; -016-03; -017-00; & -018-00 |
| | Proposal: | <p>Proposal to demolish the existing buildings on the entire city block including the public parking structure for a Planned Unit Development (PUD) with a potential range of development options that would could include up to 2.8 million square feet of office or 1,556 residential dwelling units or a mix of the two. All development options within the PUD would include ground floor retail and a large parking garage. The application also includes two Final Development Plans as standalone development scenarios for the entire site which are:</p> <p><u>Scheme A</u> - Development scenario that includes approximately 85,000 square feet of ground floor retail, approximately 18,000 square feet of community and/or assembly space, approximately 880,000 square feet of office, and 395 dwelling units</p> <p><u>Scheme B</u> - Development scenario that includes approximately 72,000 square feet of ground floor retail, approximately 23,000 square feet of community and/or assembly space, and approximately 1,600,000 square feet of office use.</p> |
| | Applicant: | W/L Telegraph Holdings JV, LLC |
| | Contact Person/Phone Number: | Andrew Haydel / Lane Partners - (650) 838-0100 |
| | Case File Number: | ER16011, PLN440 (-PUDF-01; -PUDF-02) |
| | Planning Permits Required: | Planned Unit Development (PUD), Final Planned Unit Developments (PUDF), and Minor Variance to allow only four off-street loading berths (in all development scenarios). |
| | General Plan: | Central Business District |
| | Zoning: | CBD-P |
| | Environmental Determination: | Draft Environmental Impact Report was published for a 45-day review period from December 22, 2017 to February 5, 2018. The Final EIR was published on June 29, 2018. |
| | Historic Status: | 495 22nd Street, Kwik Way #2, constructed circa 1953-54 which does not contain an OCHS rating as a PDHP (rating of *3), but has been determined to be eligible for the California Register and is therefore a CEQA historic resource. |
| | City Council District: | 3 |
| | Action to be Taken: | Consideration of Certification of the Environmental Impact Report and decision on the applications. |
| | For Further Information: | Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandnet.com . |



This item has been continued to August 1, 2018.

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| 6. | Location: | 3927 Wattling Street |
| | Assessor's Parcel Number(s): | 033-2170-003-00 |
| | Proposal: | Revisions to a portion of previously approved Planned Unit Development project to allow 51 townhouse condominium units. |
| | Owner: | Oak Partners, LLC |
| | Applicant: | City Ventures - Andrew Warner (415)845-0293 |
| | Case Number: | PUDF08166-R01 |
| | Planning Permits Required: | Revision to Preliminary and Final Planned Unit Development Project to allow 51 townhouse units at a portion of the development site. |
| | General Plan: | Housing and Business Mix |
| | Zoning: | HBX-2 Housing and Business Mix Commercial Zone 2 |
| | Environmental Determination: | Exempt Section 15332; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning). |
| | Historic Status: | Not a Potentially Designated Historic Property (PDHP); Survey Rating: N/A |
| | City Council District: | 5 |
| | Finality of decision: | Appealable to City Council within 10 days |
| | Action to be Taken: | Decision based on staff report. |
| | For Further Information: | Contact Case Planner Maurice Brenyah Addow at (510)-238-6342 or by email at mbrenyah@oaklandnet.com . |

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| 7. | Location: | 4901-4905 Tidewater Ave |
| | Assessor's Parcel Number(s): | 034-2300-018-02 & 034-2300-017-02 |
| | Proposal: | To establish an industrial structure of approximately 62,800 on two large parcels to be cleared of existing small structures and merged. |
| | Applicant: | Eugene Gardner and DecCredico Studio |
| | Contact Person/Phone Number: | DecCredico Studio (415) 755-4710 |
| | Owner: | Eugene Gardner |
| | Case File Number: | PLN17484 |
| | Planning Permits Required: | Major Regular Design Review to allow for the creation of a 46-foot tall 62,800 square-foot (approx.) building, Parcel Map Waiver for lot merger, and Category III Creek Permit to allow for construction within 20 to 100 feet from a creek (San Leandro Bay) |
| | General Plan: | Commercial and Industrial Mix (Note: parcel 4901 is mapped as open space (OS-RSP) in error) |
| | Zoning: | D-CE-4, Central Estuary District Zone |
| | Environmental Determination: | Exempt, Section 15332 of the State CEQA Guidelines; In-fill Development. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning. |
| | Historic Status: | None |
| | City Council District: | 5 |
| | Status: | Pending |
| | Action to be Taken: | Decision of Application |
| | Finality of Decision: | <i>Appealable to City Council</i> |
| | For Further Information: | Contact Case Planner Moe Hackett at (510) 238-39730 or by email at mhackett@oaklandnet.com . |



APPEALS

The Commission will take testimony on each appeal. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, to the public hearing; provided, however, such issues were previously raised in the appeal itself.

Following testimony, the Commission will vote on the staff report and recommendation. If the Commission reverses/overtakes the staff decision and no alternate findings for decisions have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision. Unless otherwise noted, the decisions in the following matters are final and not administratively appealable. Any party seeking to challenge these decisions in court must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT By 10:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.

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

NEXT REGULAR MEETING: August 1, 2018

Revised July 9, 2018, to clarify proposal information on Item #4.
Revised July 12, 2018, to reflect continuance of Item #6 to August 1, 2018, and to update Chair and Vice-Chair.