



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

**September 27, 2017
Regular Meeting**

The meeting was called to order at **6:08pm**.

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Item #7 has been continued to October 4, 2017.

Director's Report

New Planning and Building Director William Gilchrist introduced himself.

Committee Reports

None.

Commission Matters

None.

City Attorney's Report

None..

OPEN FORUM

Ray Kidd, Dan Holden.

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

1.	Location:	The Public Right-of-Way Adjacent to 2215 86th Ave.
	Assessor's Parcel Number(s):	Nearest adjacent lot: 043-457-0018-00
	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). The new 43' wooden utility pole will replace the existing 37'-6" wooden utility pole.
	Applicant:	Extenet Systems (California) LLC. (for T-Mobile USA, INC)
	Contact Person/ Phone Number:	Ana Gomez (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case File Number:	PLN16383
	Planning Permits Required:	Major Design Review to install a wireless Telecommunication Macro Facility on a PG&E replacement pole located in RM-3 Zone.
	General Plan:	Mixed Housing Type
	Zoning:	RM-3 Mixed Housing Type Residential Zone.
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; New construction or conversion of small structures. 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; Survey rating: n/a
	City Council District:	6
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandnet.com .

2.	Location:	The Public Right of Way near 2018 San Pablo Avenue on a City Light Pole
	Assessor's Parcel Number(s):	Nearest adjacent lot: 008-0714-005-00
	Proposal:	Installation of a wireless telecommunication facility on an existing 28' City Light Pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24" long and 14.6" in diameter located within shroud at a height of 31'-6" and two radio units (12.05" wide and 27.17" tall and 7.01" deep) will be mounted at a height of 17'-9" and 21' above ground; a fiber splice box measuring 6 3/4" tall, 4 3/4" wide and 2 1/8 "deep mounted on the pole at 3'-4".
	Applicant:	Black & Veatch for Extenet Systems/Verizon Wireless
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN17135
	Planning Permits Required:	Major Conditional Use Permit and Design Review to install a wireless Monopole Telecommunications Facility on an existing City light pole located in the public right -of-way within 100' of a residential zone.
	General Plan:	Central Business District
	Zoning:	CBD-X Central Business District Mixed Commercial Zone.
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing PG&E utility pole; Section 15303, new construction or conversion of small structures; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – City light Pole
	City Council District:	3
	Date Filed:	May 3, 2017
	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 .



3.	Location:	The Public Right of Way near 1850 Alice Street on a City Light Pole
	Assessor's Parcel Number(s):	Nearest adjacent lot: 008-0627-038-03
	Proposal:	Installation of a wireless telecommunication facility on an existing 26' City Light Pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24" long and 14.6" in diameter located within shroud at a height of 30' and two radio units (12.05" wide and 27.17" tall and 7.01" deep) will be mounted at a height of 12'-9" and 16' above ground; a fiber splice box measuring 6 3/4" tall, 4 3/4" wide and 2 1/8" deep mounted on the pole at 5'-5".
	Applicant:	Black & Veatch for Extenet Systems/Verizon Wireless
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN17171
	Planning Permits Required:	Major Conditional Use Permit and Design Review to install a wireless Monopole Telecommunications Facility on an existing City light pole located in the public right -of-way within a residential zone.
	General Plan:	Central Business District
	Zoning:	CBD-R Central Business District Residential Zone.
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing PG&E utility pole; Section 15303, new construction or conversion of small structures; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – City light Pole
	City Council District:	3
	Date Filed:	May 8, 2017
	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 .

4.	Location:	City Street light pole in public right-of-way (sidewalk) adjacent to 99 Embarcadero W. (Intersection of Embarcadero W. and Alice St.)
	Assessor's Parcel Number(s):	Nearest adjacent lot: 018-0425-002-40
	Proposal:	To install new "small cell site" Monopole Wireless Communications Facility to improve services by placing one canister antenna (24" long and 14.6" in diameter) within an antenna shroud at the top of an existing 28' City Street light pole, located in the public Right-of-Way. The antenna and shroud would be up to 31'-6" in height and related equipment mounted at a height of 10'-6" and 15'-3" above ground-level
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: Verizon) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN17139
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility in a Residential Zone; Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	EPP Waterfront Mixed Use
	Zoning:	High-Rise Apartment Residential Zone (R-80)
	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:	3
	Date Filed:	May 4, 2017
	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 .



5.	Location:	City Street light pole in public right-of-way (sidewalk) adjacent to 399 Grand Avenue (Along Staten Ave.)
	Assessor's Parcel Number(s):	Nearest adjacent lot: 010-0766-005-00
	Proposal:	To install new "small cell site" Monopole Wireless Communications Facility to improve services by placing one canister antenna (24" long and 14.6" in diameter) within an antenna shroud at the top of an existing 26' City Street light pole, located in the public Right-of-Way. The antenna and shroud would be up to 29'-8" in height and related equipment mounted at a height of 12' and 15'-3" above ground-level
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: Verizon) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN17183
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility adjacent to Residential Zone; Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	Neighborhood Commercial - 2 Zone (CN-2) / S-12
	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:	ASI: Bellevue-Staten Fringe; Non-historic pole
	City Council District:	3
	Date Filed:	May 9, 2017
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .

6.	Location:	1630 Webster Street
	Assessor's Parcel Number(s):	008-0625-019-00
	Proposal:	Addition of Alcoholic Beverage Sales, Type 20 off sale beer and wine, within the "Howden Market," a Specialty General Food Sales Activity.
	Applicant:	Kanitha Matoury
	Contact Person/ Phone Number:	Kanitha Matoury (510) 708-3120
	Owner:	The Howden Building, Oakland LLC
	Case File Number:	PLN17236
	Planning Permits Required:	Major Conditional Use Permit for the off sale of alcoholic beverages, Major Variance and Public Convenience and Necessity findings to allow the alcohol beverage retail sales within 1,000 feet of another ABC Outlet and Snow Park.
	General Plan:	Central Business District
	Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183: Projects consistent with the General Plan or Zoning.
	Historic Status:	Local Landmark (DHP) Howden (Robert A.) Building: A.P.I. 17 th St. Commercial; Survey rating: A1+
	City Council District:	3
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandnet.com .



The Consent Calendar was called at 6:19pm.

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

Ayes: Fearn, Limon, Weinstein, Myres, Nagraj

Noes:

Abstentions: Monchamp

Approved with 5 ayes, 0 noes, and 1 abstention.

PUBLIC HEARINGS

8.	Location:	1433 Webster Street
	Assessor's Parcel Number(s):	008-0624-034-00; -035-00; and -036-00
	Proposal:	Proposal to demolish two existing commercial buildings and construct a new 29 story mixed use building containing 179 dwelling units, 60,000 square feet of office, and ground floor retail. The proposal includes a request for a density bonus and concessions by providing the inclusion of 5% very low income dwelling units within the proposal.
	Applicant:	RAD Build
	Contact Person/Phone Number:	Lih Loh – (510)343-5593
	Owner:	Village Glenn Oakland 1, LLC & Lavorini Properties, LLC
	Case File Number:	PLN16117
	Planning Permits Required:	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.
	General Plan:	Central Business District
	Zoning:	CBD-P; Height Area 2 (85') / CBD-C; Height Area 7 (no limit)
	Environmental Determination:	Determination Pending
	Historic Status:	Potentially Designated Historic Property (PDHP); Ratings: 359 15 th Street - Ed2* & 363 15 th Street – Dc2+ (15 th & Webster ASI)
	City Council District:	3
	Status:	Pending
	Action to be Taken:	Review development proposal and direct staff to return with findings for a decision on the application upon completion of CEQA review
	Finality of Decision:	No decision will be made at this hearing. The item will to return to the Commission at a later date for a decision which is appealable to City Council.
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandnet.com .

This item was called at 6:23pm.

Staff: Pete Vollmann

Applicant: Dan Germain

Public Speakers: Timiza Joseph, Carlos Chávez, Kieryn Darkwater, Ian Monroe, Victoria Fierce, Jeff Fong, Aly Bonde, Doyle Williams, Carlos Duran, Matthew Miller, Chris Garrett, Aaron Priven, Jacob Adiarte, Naomi Schiff. Public Session Closed.



APPEALS None.

COMMISSION BUSINESS

Approval of Minutes None.

Correspondence None.

City Council Actions None.

ADJOURNMENT

The meeting was adjourned at 7:24pm.

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

NEXT REGULAR MEETING: October 4, 2017

Revised September 13, 2017, to reflect continuance of Item #7 to the October 4, 2017, Planning Commission meeting.