



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

**June 21, 2017
Regular Meeting**

The meeting was called to order at **6:12pm**.

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Items #1 and #2 were continued to the July 19, 2017, Planning Commission meeting. Items 6 and 10 were moved to public hearings due to submission of speaker cards.

Director's Report

None.

Committee Reports

None.

Commission Matters

Election of Chair and Vice Chair

Motion by Commissioner Nagraj to appoint Commissioner Myres as Vice-Chair, seconded by Commissioner Weinstein.

Ayes: Manus, Monchamp, Limon, Myres, Fearn, Weinstein, Nagraj

Noes:

Approved with 7 ayes and 0 noes.

Motion by Commissioner Manus to reappoint Commissioner Nagraj as Chair, seconded by Commissioner Limon.

Ayes: Manus, Monchamp, Limon, Myres, Fearn, Weinstein, Nagraj

Noes:

Approved with 7 ayes and 0 noes.

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

Pennie Opal Plant, Wilson Riles, Esther Goolsby, Rev. Dr. Martha Taylor

Motion by Commissioner Myres to direct staff to place the 3732-46 39th Ave appeal on the July 19, 2017, Planning Commission agenda, if feasible, seconded by Commissioner Nagraj.

Ayes: Manus, Monchamp, Limon, Myres, Fearn, Weinstein, Nagraj
Noes:

Approved with 7 ayes and 0 noes.

CONSENT CALENDAR

This item has been continued to the July 19, 2017, Planning Commission Meeting.

1.	Location:	Utility pole in sidewalk adjacent to: 2472 66 th Ave
	Assessor's Parcel Number(s):	039-3259-040-00
	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 42' wooden utility pole is existing.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16413
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Detached Residential
	Zoning:	RD-1 Detached 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 property
	City Council District:	6
	Date Filed:	December 2, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandnet.com .



This item has been continued to the July 19, 2017, Planning Commission Meeting.

2.	Location:	Utility pole in sidewalk adjacent to: 2327 Havenscourt Blvd
	Assessor's Parcel Number(s):	039-3254-004-00
	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 51' wooden utility pole is existing.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16373
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Detached Residential
	Zoning:	RD-1 Detached 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 property
	City Council District:	6
	Date Filed:	December 2, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandnet.com .

3.	Location:	City street light pole in public right-of-way (sidewalk) adjacent to 997 10 th Street (At intersection of 10 th St. and Filbert St.)
	Assessor's Parcel Number(s):	Adjacent to: 004-0007-016-02
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 24'-5" City street light located in the sidewalk; the antenna would be attached to the top at up to 29'-8" and equipment at approximately 9' to 15'-1".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN16429
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility in Residential Zone; Minor Variance for Monopole adjacent to Residential Use; Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential - 1 Zone (RM-1)
	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:	December 9, 2016
	Action to be Taken:	Decision based on staff report
	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 .



4.	Location:	City street light pole in public right-of-way (median) adjacent to 1070 Market St
	Assessor's Parcel Number(s):	Adjacent to: 002-0003-034-00
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 28'-7" City street light located in the median; the antenna would be attached to the top at up to 32'-10" and equipment at approximately 9' to 14'-3".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN16435
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility in Residential Zone; Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	Urban Residential
	Zoning:	Urban Residential - 3 Zone (RU-3)
	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:	December 9, 2016
	Action to be Taken:	Decision based on staff report
	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:	The public Right of Way in front of 2401 67th Avenue on a JPA Utility Pole
	Assessor's Parcel Number(s):	(039-3260-028-00) nearest lot adjacent to the project site.
	Proposal:	Installation of a wireless telecommunication facility on an existing 37' tall wooden utility pole located in the public right-of-way. The project involves installation of one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 18' and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16404
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunications canister antenna on an existing PG&E pole located in the public right -of- way in a residential zone.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential
	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 – Utility Pole
	City Council District:	6
	Date Filed:	October 4, 2016
	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 .



7.	Location:	Utility pole in sidewalk adjacent near 1838 40 th Ave.
	Assessor's Parcel Number(s):	033-2142-023-00 (nearest to)
	Proposal:	To establish a telecommunications facility, to enhance existing wireless services, by attaching an antenna and equipment at up to 26'-2" on an existing 40-foot wooden utility pole located in the sidewalk.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile)/(913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case File Number:	PLN16392
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential - 2 Zone (RM-2)
	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:	5
	Date Filed:	December 9, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandnet.com .

8.	Location:	Utility pole in sidewalk adjacent to: 1830/1832 38 th Ave
	Assessor's Parcel Number(s):	033-2138-072-00 (adjacent to)
	Proposal:	To establish a telecommunications facility, to enhance existing wireless services, by attaching an antenna and equipment at up to 27'-4" on an existing 47-foot wooden utility pole located in the sidewalk.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) / (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case File Number:	PLN16387
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential - 2 Zone (RM-2)
	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:	5
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandnet.com .



9.	Location:	815 Broadway
	Assessor's Parcel Number(s):	001-0201-005-00
	Proposal:	Major revision to a previously approved Alcoholic Beverage Sales Activity, Type 20 off sale activity, within the "Umami Mart" a Japanese houseware retail store (Case File PLN14250). Revision will expand the alcohol retail sales area from 560 square feet to 1,229 square feet and allow on-site tasting.
	Applicant:	Umamimart LLC
	Contact Person/ Phone Number:	Yoko Kumano (510) 862-2232
	Owner:	PSAI Old Oakland Associates LLC
	Case File Number:	PLN14250-R01
	Planning Permits Required:	Revision to Major Conditional Use Permit, Major Variance and Public Convenience and Necessity findings to expand the alcohol beverage retail sales area from 560 square feet to 1,229 square feet.
	General Plan:	Central Business District
	Zoning:	CBD-P/S-7 Central Business District Pedestrian Retail Commercial Zone / Preservation Combing 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) Wilcox P.S. Block; Survey rating: B-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 (Items 3, 4, 5, 7, 8, and 9) were called at 6:36pm.

Motion by Commissioner Weinstein to approve the Consent Calendar (Items 3, 4, 5, 7, 8, and 9), seconded by Commissioner Myres.

Ayes: Manus, Limon, Myres, Fearn, Weinstein, Nagraj

Noes:

Abstentions: Monchamp

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



PUBLIC HEARINGS

11.	Location:	Oak Knoll Mixed Use Community Plan Project , located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard, bounded by Keller Avenue and Mountain Boulevard. APNs: Multiple including 043A-4675-003-21; 048-6865-002-03; 043A-4712-001; 048-6870-001; 048-6870-002; and 043A-4675-074-01
	Proposal:	The Project consists of a Master Planned community on approximately 191 acres consisting of 935 residences, 72,000 square feet of neighborhood commercial, 14,000 square feet of civic/commercial use (relocated historic Club Knoll building as a community center and commercial space), open space, creek restoration and trails.
	Applicant/Owner:	Oak Knoll Venture Acquisitions LLC, c/o Suncal, Sam Veltri (949) 777-4000
	Case File Number:	PLN15378; PLN15378-ER01; PLN15378-PUDF01; PLN15378-PUDF02; CP15032; TTM8320 and PLN15378-DA07
	Planning Permits Required:	Proposed General Plan Amendment (change to Land Use Diagram), Rezoning, Planned Unit Development Permit (PUD) including Preliminary Development Plan (PDP), Final Development Plan (FDP) for Master Developer Installed Improvements, Final Development Plan for Relocation and Rehabilitation of Club Knoll, Design Review, Vesting Tentative Tract Map, Creek Permit Development Agreement and other permits and/or approvals
	General Plan:	Current: Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area Proposed: Amend the Project site to the Hillside Residential, Detached Unit Residential, Mixed Housing Type Residential, Neighborhood Center, Community Commercial, Urban Open Space and Resource Conservation Area land use designations. <i>Note: The Seneca Center and Sea West Federal Credit Union parcels are not proposed to be amended.</i>
	Zoning:	Current: RH-3 (Hillside Residential Zone -3), and RH-4 (Hillside Residential Zone -4) Proposed: Rezone to a new Zoning District (D-OK Oak Knoll District Zoning which includes seven (7) sub-zones) <i>Note: The Seneca Center and Sea West Federal Credit Union parcels are not proposed to be amended.</i>
	Environmental Determination:	The Draft Supplemental Environmental Impact Report (SEIR) was published for a 45-day review period beginning August 29, 2016. The review and comment period ended on October 12, 2016. The Final SEIR, including responses to all comments on the Draft SEIR, was published on April 27, 2017.
	Historic Status:	The existing Club Knoll building on the Project site is an historic resource under CEQA, listed on the Local Register, Oakland Cultural Heritage Survey rating of B+3, eligible for Landmark status with an A rating, and placed on the Preservation Study List as a Designated Historic Property.
	City Council District:	District 7 - Reid
	Actions to be Taken:	Receive public comments, and provide a recommendation to City Council regarding certification of SEIR, General Plan Amendment, Rezoning, Development Agreement, PUD Permit/PDP, subsequent FDP's, Vesting Tentative Tract Map, and other permits and/or approvals
	Finality of Decision	All of the Planning Commission's recommendations as to the CEQA findings, certification of the SEIR and the Project will automatically be considered by the City Council at a later date, for its independent review, consideration and final action, and thus no appeal of these actions is necessary. However, all interested parties must exhaust their administrative remedies by raising any and all issues and/or evidence at this public hearing or in writing received by the Project Planner Scott Gregory or Heather Klein no later than 4:00pm on June 21, 2017.
	For Further Information:	Contact case planner Scott Gregory , Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com , or Project Planner Heather Klein at (510) 238-3659 or hklein@oaklandnet.com

Commissioner Monchamp recused herself and this item was called at **6:36pm**.

Staff Member: Scott Gregory, Contract Planner; Claudia Cappio, City Administrator's Office

Applicant: Sam Veltri, Dan Bucko, Ken Downey, Francisco Martin

Public Speakers: Karen Whitestone, Andreas Cluver, Bonnie Bouey, John Bouey, Elena Comrie, Maurice Rhymes, Josie Camacho, Martha Sherwin, Tom Christopher, Fernando Campos, Pemith Fernando, Christina Caro, Roger Clark, Bishop Bob Jackson, Pastor Gerald Simpkins, Krishna Desai, Roland Peterson, Aly Bonde, Tom Chao, Cecilia Cunningham, Margaret Cunningham, Vince Nocito, Fernando Estrada, Peter Madsen, Susan Goodell, Patricia Sanders, David Pellish, Tamara Thompson, Angie Tam, Max Hayashi, Donald Mitchell, Naomi Schiff, Sarah Chavez-Yoell, Howard Dyckoff, Arthur Butler, Greg McConnell, Sohini Chan, Jeanette Yusko, Monica Pande, Don Johnson. **Public Session Closed.**

Chair Nagraj called a recess from **9:22-9:35pm**.



(Item #11, continued)

Motion by Commissioner Myres to extend meeting past 10:30pm, seconded by Commissioner Manus.

Ayes: Manus, Limon, Myres, Fearn, Weinstein, Nagraj

Noes:

Approved with 6 ayes and 0 noes.

Motion by Commissioner Myres to continue this item to a date uncertain when a draft development agreement is available for review and fully detailed conditions have been prepared, seconded by Commissioner Manus.

Ayes: Manus, Limon, Myres, Fearn, Weinstein, Nagraj

Noes:

Approved with 6 ayes and 0 noes.

6.	Location:	The public Right of Way in front of 2400 66th Avenue on a JPA Utility Pole
	Assessor's Parcel Number(s):	(039-3259-028-00) nearest lot adjacent to the project site.
	Proposal:	Installation of a wireless telecommunication facility on a 38' -6" tall wooden utility pole located in the public right-of-way. The project involves installation of one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 18' and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913)458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16412
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunications canister antenna on an existing PG&E pole located in the public right -of- way in a residential zone.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential-1
	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:	No Historic Record – Utility Pole
	City Council District:	6
	Date Filed:	December 2, 2016
	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 .

This item was called at 11:16pm.

Staff Member: Jason Madani

Applicant: Charles Lindsay, Ana Gomez

Public Speakers: Speaker cards were submitted but none approached to speak.



(Item #6, continued)

Motion by Commissioner Weinstein to affirm staff's environmental determination and approve the Major Conditional Use Permit subject to the attached Findings and Conditions, seconded by Commissioner Fearn.

Ayes: Manus, Limon, Myres, Fearn, Weinstein, Nagraj
Noes:

Approved with 6 ayes and 0 noes.

10.	Location:	2418 Broadway
	Assessor's Parcel Number(s):	008-0673-002-00
	Proposal:	To establish a new bar/cocktail lounge within a 1,900 square-foot space and 2:00 a.m. closing time.
	Owner:	Gregory Garrity
	Applicant:	Adi Taylor / 2418 Broadway LLC
	Case File Number:	PLN15353
	Planning Permits Required:	Major Conditional Use Permits for alcoholic Beverage Sale (request for Type 48 State Alcohol License); and Findings for Public Necessity or Convenience.
	General Plan:	Central Business District
	Zoning:	D-BV-2
	Environmental Determination:	Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); 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 (PDHP); Survey Rating: Ed3 -circa 1912
	City Council District:	3
	Status:	Pending
	Action to be Taken:	Decision on application based on staff report
	Staff Recommendation:	Approval subject to conditions
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandnet.com .

This item was called at 11:22pm.

Staff Member: Aubrey Rose

Public Speakers: Raven Lightning

Motion by Commissioner Myres to contionue this item to a date certain of July 5, 2017, seconded by Commissioner Manus.

Ayes: Manus, Limon, Myres, Fearn, Weinstein, Nagraj
Noes:

Approved with 6 ayes and 0 noes.



APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

None.

Correspondence

None.

City Council Actions

The City Council held the first reading of and approved on consent revisions to the City's Public Art fees.

ADJOURNMENT

The meeting was adjourned at 11:36pm.

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

NEXT REGULAR MEETING: July 5, 2017