



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

**July 11, 2018
Regular Meeting**

The meeting was called to order at **6:02pm**.

ROLL CALL

Present: Manus, Shirazi, Monchamp, Limon, Hegde, Fearn, Myres

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Election of Chair and Vice-Chair.

Motion by Commisisoner Fearn to elect Commissioner Myres as Chair, seconded by Commissioner Monchamp.

Ayes: Manus, Shirazi, Monchamp, Limon, Hegde, Fearn, Myres

Appoved with 7 ayes and 0 noes.

Motion by Commissioner Myres to elect Commissioner Monchamp as Vice-Chair, seconded by Commissioner Limon.

Ayes: Manus, Shirazi, Monchamp, Limon, Hegde, Fearn, Myres

Appoved 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 devise, 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。



Agenda Discussion

The Applicant of Item #3 requested the item be continued. Applicant Ronnie Turner spoke to the reasons for the requested continuance. There was one public speaker: Naomi Schiff.

Motion by Commissioner Monchamp to continue Item #3 to a date uncertain, seconded by Commissioner Limon.

Ayes: Manus, Shirazi, Monchamp, Limon, Hegde, Fearn, Myres
Noes:

Approved with 7 ayes and 0 noes.

Director’s Report

None.

Committee Reports

Commissioner Manus gave an overview of the June 27, 2018, Design Review Committee meeting.

Commission Matters

None.

City Attorney’s Report

None.

OPEN FORUM

Veronica Canas, Anissa Phuong, Leo Mercer, Alejandra Herrera, Nicole Lee, Joshua Lee, Johanna Finney, Assata Ologbala, Gene Hazzard.

CONSENT CALENDAR

1.	Location:	2949 Morgan Ave
	Assessor’s Parcel Number(s):	029-0982-006-00
	Proposal:	A three (3) lot Mini-lot subdivision of a 9,854 square-foot lot with existing buildings. The existing structures will be redeveloped by demolition and replaced with two rear units, for a total of 3 residential units on-site. Access will be provided by a shared access facility.
	Applicant/Phone Number:	John Newton / (510) 526-7370
	Owner:	Michael Maggio
	Case File Number:	PLN18149
	Planning Permits Required:	Major CUP for density of 3 units in the RM-2 Zone; Minor CUP for Shared Access Facility and Mini-Lot Subdivision; and Regular Design Review for the demolition of two buildings and the construction of two single family dwellings.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15303 – New construction of small structures; Section 15183 – Projects consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Non-Historic
	City Council District:	4
	Action to be Taken:	Decision on Application
	Staff Recommendation:	Approve with the attached Conditions of Approval
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact Case Planner Brittany Lenoir at (510) 238-4977 or blenoir@oaklandnet.com .



The Consent Calendar was called at **6:29pm**.

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

Ayes: Manus, Shirazi, Monchamp, Limon, Hegde, Fearn, Myres

Noes:

Approved with 7 ayes and 0 noes.

PUBLIC HEARINGS

2.	Location:	City light pole in public right-of-way adjacent to: <ul style="list-style-type: none"> 1138 Drury Rd (PLN17374; APN: 048H-7613-011-01) Zoning: RH-4 Zone / S-9 Fire Safety Protection Combining Zone; General Plan: Hillside Residential; Council District: 1; Submitted: 9/18/17
	Proposal:	To consider requests for one (1) application to install new “small cell site” Monopole Telecommunications Facility on City light poles by attaching antenna and equipment.
	Applicant / Phone Number:	Ms. Ana Gomez-Abarca / Black & Veatch (913) 458-9148
	Owner:	Extenet, et al.
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in Residential Zone; Minor Variance for Monopole not meeting 1:1 height/setback 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 .

Item #2 was called at **6:29pm** and Commissioner Monchamp recused herself.

Staff Member: Aubrey Rose

Applicant: Ana Gomez

Public Speakers: Allan Moore, Patrick Wildi, Sharon Collier, Lisa Applegate, Richard Hall, David Springer, Judith Corbett, Kent Calfee, Ethel Clay, Ethan Ashley, Kathy Dittmer, Makedah Shartukar, Evelyn Hogan Jackson, Rev. Ted Frazier, Marcus Lockett, Ellise Gallagher, Catherine Bridgette Kerner, Kristi Lentz Taylor, Linda Walls, Leila Roberts, Milo Trauss, Romulus Portwood, Gergely Zimanyi, Assata Ologbala.

Motion by Commissioner Limon to continue the item to a date uncertain and for staff to conduct an independent analysis; to review additional site locations, including, but not limited to, Nodes 38K, 38L, and 38M (southwest side), to include visual renderings of the monopoles at those locations; and also to conduct a public meeting with the results prior to returning to the Planning Commission , seconded by Commisisoner Fearn.



Ayes: Manus, Shirazi, Limon, Hegde, Fearn, Myres

Approved with 6 ayes and 0 noes.

3.	Location:	1261 Harrison Street
	Assessor's Parcel Number(s):	002-0063-002-00
	Proposal:	Proposal to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height that would include approximately 12,000 square feet of retail, 121,000 square feet of office, and 185 dwelling units. The proposal would include the inclusion of affordable units to take advantage of the affordable housing density bonus and concessions.
	Applicant:	Ronnie Turner – (510)395-2766
	Owner:	Pinnacle RED Group, Inc.
	Case File Number:	PLN17438
	Planning Permits Required:	Regular Design Review for new construction and Category II Demolition Findings, Major Conditional Use Permits for a large project in the D-LM Zone in excess of 200,000 square feet and Height Exception to allow the D-LM 275 Height Zone regulations, Minor Conditional Use Permit to allow a base height of up to 85 feet, Minor Variance for loading berths (3 Required; 0 Proposed).
	General Plan:	Central Business District
	Zoning:	D-LM-4; Height Area – 85'
	Environmental Determination:	Section 15270 of the State CEQA Guidelines; Projects that are disapproved.
	Historic Status:	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
	City Council District:	2
	Action to be Taken:	Decision on the development application
	Finality of Decision:	Decision is appealable to City Council
	For Further Information:	Contact Case Planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandnet.com .

Item #3 was continued to a date uncertain (see Agenda Discussion at the beginning of these minutes).

APPEALS

None.

COMMISSION BUSINESS

Approval of Minutes

None.

Correspondence

None.

City Council Actions

Council passed updated Hotel Regulations at first reading.

ADJOURNMENT

The meeting was adjourned at **8:34pm**.

NEXT REGULAR MEETING: July 18, 2018