



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

July 18, 2018  
Regular Meeting

**ROLL CALL**

**Present:** Monchamp, Fearn, Limon, Manus, Shirazi.

**Excused:** Myres, Hegde.

**Staff:** Catherine Payne, Aubrey Rose, Peterson Vollmann,  
Moe Hackett, Brian Mulry, Cheryl Dunaway.

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

None

**Agenda Discussion**

Item #6 recommend continuance to the date certain of August 1, 2018.

Commissioner Manus made a motion to approve, seconded by Commissioner Fearn.

**Action:** Approved 5 ayes, 0 noes.

**OPEN FORUM**

**Public Speakers:** Ama Berg, Jade Williams, Milo Trauss.

---

*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。



CONSENT CALENDAR

<b>1.</b>	<b>Locations:</b>	City street light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> <li>• <b>a) 1801 Jefferson St (PLN18099; APN: 003-0061-011-00);</b> Submitted 2/16/18; Zoning: CBD-X Central Business District; General Plan: Central Business District; Council District: 3</li> <li>• <b>b) 1250 8<sup>th</sup> St (PLN18028; APN: 004-0053-004-00);</b> Submitted: 1/12/18; Zoning: RU-2; General Plan: Urban Residential; Council District: 3</li> <li>• <b>c) 960 10<sup>th</sup> St (PLN18022; APN: 004-0009-014-05);</b> Submitted: 1/9/18; Zoning: RU-3 / S-20; General Plan: Urban Residential; Council District: 3</li> <li>• <b>d) 1015 Adeline St (PLN18020; APN: 004-0033-013-00);</b> Submitted: 1/8/18; Zoning: RM-2 / S-20; General Plan: Mixed Housing Type Residential; Council District: 3</li> </ul>
	<b>Proposal:</b>	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.
	<b>Applicant / Phone Number:</b>	James Singleton for Mobilitie / (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 or near a Residential Zone; Minor Variance for proximity to residential lot line
	<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> .

Commissoiner Manus made a motion to approve, seconded by Commissioner Fearn.

**Action:** Approved 4 ayes, 1 Abstension (Monchamp).



<b>2.</b>	<b>Locations:</b>	City light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> <li>• <b>a) 468 19<sup>th</sup> St (PLN18270; APN: 008-0639-005-00);</b> Submitted: 6/28/18; Zoning: CBD-P Central Business District Pedestrian Retail Zone; General Plan: Central Business District; Council District: 3</li> <li>• <b>b) 2022 Telegraph Ave (PLN18271; APN: 008-0649-001-02);</b> Submitted: 6/28/18; Zoning: CBD-P; General Plan: Central Business District; Council District: 3</li> <li>• <b>c) 201 20<sup>th</sup> St (PLN18272; APN: 008-0635-001-00);</b> Submitted: 6/28/18; Zoning: CBD-C Central Business District General Commercial Zone; Central Business District; Council District: 3</li> </ul>
	<b>Proposal:</b>	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
	<b>Applicant / Phone Number:</b>	Mr. Justin Giarritta / Vinculum (925) 482-8519
	<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 near Residential Zones
	<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> .

Commissoiner Manus made a motion to approve, seconded by Commissioner Fearn.

**Action:** Approved 4 ayes, 1 Abstension (Monchamp).



3.	<p><b>Locations:</b> City street light pole in public right-of-way adjacent to:</p> <ul style="list-style-type: none"> <li>• <b>a) 9115 International Blvd (PLN18274; APN: 044-4952-004-00);</b> Submitted: 6/29/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 7</li> <li>• <b>b) 9337 International Blvd (PLN18275; APN: 044-4966-008-00);</b> Submitted: 6/29/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 7</li> <li>• <b>c) 9509 International Blvd (PLN18276; APN: 044-4968-002-02);</b> Submitted: 6/29/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 7</li> <li>• <b>d) 9526 International Blvd (PLN18277; APN: 046-5423-018-01);</b> Submitted: 6/29/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 7</li> <li>• <b>e) 10151 International Blvd (PLN18278; APN: 045-5171-005-02);</b> Submitted: 6/29/18; Zoning: CC-2 Community Commercial Zone; General Plan: Community Commercial; Council District: 7</li> </ul>
<b>Proposal:</b>	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.
<b>Applicant / Phone Number:</b>	Ms. Ana Gomez-Abarca / Black & Veatch (913) 458-9148
<b>Owner:</b>	Extenet, et al.
<b>Planning Permit Required:</b>	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
<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 property
<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 <b>(510) 238-2071</b> or by email at <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a>

Commissioiner Manus made a motion to approve, seconded by Commissioner Fearn.

**Action:** Approved 4 ayes, 1 Abstension (Monchamp).



<b>4.</b>	<b>Location:</b>	<b>3136 International Blvd</b>
	<b>Assessor's Parcel Number(s):</b>	<b>025-0718-007-00</b>
	<b>Proposal:</b>	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.
	<b>Applicant:</b>	Ridge Communications for Verizon Wireless.
	<b>Contact Person Phone Number:</b>	Patrick Cruzen (510) 677-1428
	<b>Owner:</b>	Foothill Blvd. LLC
	<b>Case File Number:</b>	<b>PLN18132</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Regular Design Review to install a Macro Telecommunications Facility.
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	CN-2 Neighborhood Center-2
	<b>Environmental Determination:</b>	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.
	<b>Historic Status:</b>	Designated Historic Property; Survey Rating: B+2+
	<b>City Council District:</b>	4
	<b>Date Filed:</b>	March 8, 2018 and May 16, 2018
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact Case Planner <b>Heather Klein</b> at (510) 238-3659 or by email at <a href="mailto:hklein@oaklandnet.com">hklein@oaklandnet.com</a> .

Commissioiner Manus made a motion to approve, seconded by Commissioner Fearn.

**Action:** Approved 4 ayes, 1 Abstension (Monchamp).



**PUBLIC HEARINGS**

<b>5.</b>	<b>Location:</b>	<b>2100 Telegraph Ave (Eastline Project)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008-0648-001-00; -011-03; -016-03; -017-00; &amp; -018-00</b>
	<b>Proposal:</b>	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: <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 <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.
	<b>Applicant:</b>	W/L Telegraph Holdings JV, LLC
	<b>Contact Person/Phone Number:</b>	Andrew Haydel / Lane Partners - (650) 838-0100
	<b>Case File Number:</b>	<b>ER16011, PLN440 (-PUDF-01; -PUDF-02)</b>
	<b>Planning Permits Required:</b>	Planned Unit Development (PUD), Final Planned Unit Developments (PUDF), and Minor Variance to allow only four off-street loading berths (in all development scenarios).
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P
	<b>Environmental Determination:</b>	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.
	<b>Historic Status:</b>	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.
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Consideration of Certification of the Environmental Impact Report and decision on the applications.
	<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> .

**Staff Member:** Peterson Vollmann gave a presentation.

**Applicants:** Representatives from Lane Partners gave a PowerPoint presentation.

**Public Speakers:** Bruce Beasley, Robert Ogilve, Tony Prada, Giovanna Tanzillo, Andreas Cluver, Tim Frank, Steve Shanks, Steve Snider, Crystal Cole Matsm, Majied Bey, Ramsey Wright, Naomi Schiff, Rafael Zamora.

Commissioner Manus made a motion to: Adopt the attached California Environmental Quality Act (CEQA) findings including, certification of the Environmental Impact Report (EIR) rejection of alternatives as infeasible on the statement of overriding considerations and standard conditions of approval, mitigation monitoring and reporting program. Approve the Planned Unit Development (PUD) to the associated final PUD applications described in this report subject to the conditions including the standard conditions of approval, mitigation monitoring, reporting program requirements and the findings contained in this staff report.



Commissioner Limon’s friendly amendment: To include Oakland Heritage Alliance’s (OHA) recommendations. Commissioner Manus accepted the friendly amendment.

Seconded by Commissioner Limon. **Action:** Approved 5 ayes, 0 noes.

**THIS ITEM HAS BEEN CONTINUED TO AUGUST 1, 2018**

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

<b>7.</b>	<b>Location:</b>	<b>4901-4905 Tidewater Ave</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>034-2300-018-02 &amp; 034-2300-017-02</b>
	<b>Proposal:</b>	To establish an industrial structure of approximately 62,800 on two large parcels to be cleared of existing small structures and merged.
	<b>Applicant:</b>	Eugene Gardner and DecCredico Studio
	<b>Contact Person/Phone Number:</b>	DecCredico Studio (415) 755-4710
	<b>Owner:</b>	Eugene Gardner
	<b>Case File Number:</b>	<b>PLN17484</b>
	<b>Planning Permits Required:</b>	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)
	<b>General Plan:</b>	Commercial and Industrial Mix (Note: parcel 4901 is mapped as open space (OS-RSP) in error)
	<b>Zoning:</b>	D-CE-4, Central Estuary District Zone
	<b>Environmental Determination:</b>	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.
	<b>Historic Status:</b>	None
	<b>City Council District:</b>	5
	<b>Status:</b>	Pending
	<b>Action to be Taken:</b>	Decision of Application
	<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
	<b>For Further Information:</b>	Contact Case Planner <b>Moe Hackett</b> at <b>(510) 238-39730</b> or by email at <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a> .



**Staff Member:** Moe Hackett gave a PowerPoint presentation.

**Applicants:** Joe Decredico and Gene Gardner gave a PowerPoint presentation.

**NO PUBLIC SPEAKERS FOR THIS ITEM.**

Commissioner Manus made a motion to approve, seconded by Commissioner Limon.

**Action:** Approved 5 ayes, 0 noes.

**APPEALS** None

**COMMISSION BUSINESS** None

**Approval of Minutes** None

**Correspondence** None

**City Council Actions** None

**ADJOURNMENT**

Meeting adjourned at approximately 7:57 P.M..

**CATHERINE PAYNE**  
**Acting Zoning Manager**  
**Secretary to the Planning Commission**  
**Planning and Building Department**

**NEXT REGULAR MEETING:** August 1, 2018