



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

**November 28, 2018
Regular Meeting**

The meeting was called to order at **6:32pm**.

ROLL CALL

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

Excused: Hegde

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Items #1 and #3 moved to public hearings.

Director's Report

Committee Reports

Commissioner Myres gave an overview of the Design Review Committee meeting held immediately before this meeting.

Commission Matters

City Attorney's Report

OPEN FORUM

Rev. Bea Williams, Daniel Franco, Cindy Cathey

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

2.	Locations:	City street light pole in public right-of-way (median) adjacent to: <ul style="list-style-type: none"> a) 3950 Broadway (PLN18436; Adjacent to APN: 012-0983-019-04 / 3634 Broadway); Submitted: 11/2/18; General Plan: Community Commercial; Zoning: CC-2 Neighborhood Commercial Zones; Council District: 1 b) 4351 Broadway (PLN18437; APN: 013-1106-01-00); General Plan: Community Commercial / Institutional; Zoning: CC-2 / RM-1 Mixed Housing Type Residential Zone
	Proposal:	To consider requests for two (2) applications to install a new “small cell site” Monopole Telecommunications Facility on a City street light pole by attaching antenna and equipment
	Applicant / Phone Number:	Mr. Justin Giarritta / Vinculum (925) 482-8519
	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
	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@oaklandca.gov .

4.	Location:	482 49th Street, Unit #B
	Assessor’s Parcel Number(s):	013-1152-014-01
	Proposal:	To establish a retail wine shop (Prima Materia) with instructional tastings, bottle sales, and limited food sales, in an existing 240 square foot commercial tenant space.
	Applicant / Phone Number:	Pietro Buttitta / (707) 391-0492
	Owner:	Waite Sarita & Ral Properties, LLC
	Case File Number:	PLN18161
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Alcoholic Beverage Sales Commercial Activity; Minor Variance for alcohol sales within 1,000 feet of existing alcohol outlets and civic uses; Findings of Public Convenience or Necessity in an over-concentrated area.
	General Plan:	Mixed Housing Type Residential
	Zoning:	CN-2 Neighborhood Commercial – 2 Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; existing facilities; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	Ed3
	City Council District:	1
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact Case Planner Gregory Qwan at (510) 238-2958 or by email at gqwan@oaklandca.gov .

The Consent Calendar (Items #2 and #4) was called at **6:42pm**.

Motion by Commissioner Manus to approve the Consent Calendar (Items #2 and #4), seconded by Commissioner Limon.

Ayes: Fearn, Shirazi, Limon, Manus, Myres

Noes:

Abstentions: Monchamp

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



PUBLIC HEARINGS

1.	Locations:	Wooden utility pole in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 1301 62nd Ave (PLN17500; Adjacent to APN: 041-3883-021-00); Submitted: 12/27/17; General Plan: Detached Unit Residential; Zoning: RD-2; Council District: 6 • b) 7940 International Blvd (PLN17521; Adjacent to APN: 040-3362-008-00); General Plan: Urban Residential; Zoning: RU-5
	Proposal:	To consider requests for two (2) applications to install a new “small cell site” Macro Telecommunications Facility on a JPA wooden utility pole by attaching antenna and equipment.
	Applicant / Phone Number:	Ms. Ana Gomez-Abarca / Black & Veatch (913) 458-9148 for T-Mobile
	Owner:	Extenet, et al.
	Planning Permit Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	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
	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@oaklandca.gov .

Commissioner Monchamp recused herself and Item #1 was called at **6:43pm**.

Staff: Aubrey Rose

Applicant: Ana Gomez

Public Speakers: Rev. Bea Williams, Dennis Cathey

Motion by Commissioner Limon to approve staff’s environmental determination and approve the Regular Design Review, subject to the attached Findings and Conditions of Approval, seconded by Commissioner Fearn.

Ayes: Fearn, Shirazi, Limon, Manus, Myres

Noes:

Approved with 5 ayes and 0 noes.



3.	Locations:	City street light pole in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 2215 Champion St (PLN17510; APN: 028-0905-001-02 / 3438 Fruitvale Ave); Submitted: 12/28/17; General Plan: Neighborhood Center Mixed Use; Zoning: CN-1 Neighborhood Commercial; <u>Council District: 4</u> • b) 3624 Champion St (PLN18029; APN: 028-0907-017-02); Submitted: 1/12/18; General Plan: Mixed Housing Type Residential; Zoning: RM-3
	Proposal:	To consider requests for two (2) applications to install a new “small cell site” Monopole Telecommunications Facility on a City light pole 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 a residential property (Site # 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 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@oaklandca.gov .

Item #3 was called at **6:54pm**.

Staff: Aubrey Rose

Applicant: James Singleton

Public Speakers: Dennis Cathey

Motion by Commissioner Fearn to affirm staff’s environmental determination and approve the Major Conditional Use Permit and Regular Design review, subject to the attached Findings and Conditions of Approval, for Item 3a (2215 Champion St, PLN17510), seconded by Commissioner Shirazi.

Ayes: Fearn, Shirazi, Limon, Manus, Myres

Noes:

Approved with 5 ayes and 0 noes.

Motion by Commissioner Fearn to continue Item 3b (3624 Champion St, PLN18029) to a date uncertain and for the applicant to door-knock the neighbors to attempt to locate and discuss this project with the actual tenant, and to discuss alternative pole sites in the vicinity, seconded by Commissioner Limon.

Ayes: Fearn, Shirazi, Limon, Manus, Myres

Noes:

Approved with 5 ayes and 0 noes.



5.	Location:	0 35th Ave
	Assessor's Parcel Number(s):	033-2177-021-00
	Proposal:	Fruitvale Transit Village Phase IIB Multifamily development with 181 units of affordable housing, 6000 sf of office, internal courtyard group open space and 100 parking spaces
	Applicant:	Bridge Housing and Unity Council
	Contact Person/ Phone Number:	Ethan Warsh 415 495-3591
	Owner:	City of Oakland
	Case File Number:	PUD08186-PUDF02
	Planning Permits Required:	PUD Permit; Design Review
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	S-15
	Environmental Determination:	Prior CEQA Document
	Historic Status:	N/A
	City Council District:	5
	Finality of Decision:	Planning Commission
	For Further Information:	Contact Case Planner Rebecca Lind, Planner III at (510) 238-3472 or by email at rlind@oaklandca.gov .

Commissioner Monchamp returned and Item #5 was called at **7:09pm**.

Staff: Rebecca Lind

Applicant: Chris Iglesias, Ethan Warsh

Public Speakers: George Galvis

Motion by Commissioner Limon to affirm staff's environmental determination and approve the PUDF02 for the Fruitvale Transit Village Phase IIB, subject to the attached findings and conditions, and to include the addition of a bike path, seconded by Commissioner Myres.

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

Noes:

Approved with 6 ayes and 0 noes.



APPEALS

6.	Location:	1433 Webster Street
	Assessor's Parcel Number(s):	008-0624-035-00; -036-00
	Proposal:	Appeal of an Administrative decision to approve a revision to the previously approved project for a 29-story mixed use building. The revised proposal would include a 15-story building containing 168 dwelling units over ground floor retail. The project includes 7 units available as very low income to achieve a 20% density bonus for the project including a concession request for open space and a development waiver for height within the CBD Height Area 2 to exceed the 85-foot height limit for a portion of the property fronting on 15 th Street.
	Applicant/Appellant:	Mark Brustman
	Owner:	Village Glen Oakland 1, LLC
	Case File Number:	PLN16-117-R01-A01
	Planning Permits Required:	Regular Design Review for new construction
	General Plan:	Central Business District
	Zoning:	CBD-P/CBD-C
	Environmental Determination:	A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions: Section 15332, In-fill development projects; Section 15183 – Projects consistent with a community plan, general plan, or zoning; Section 15183.3 – Streamlining for Qualified infill projects; and/or Sections 15168 & 15180 – Projects consistent with a Redevelopment program EIR; Each of which provides a separate and independent basis for CEQA compliance.
	Historic Status:	Potentially Designated Historic Property (PDHP); Rating: 359 15 th Street - Ed2* (15 th & Webster ASI)
	City Council District:	3
	Status:	The original development application was approved by the Planning Commission on February 21, 2018. A revision to the approved application was file to reduce the scale of the project on May 23, 2018. The revised application was approved by Zoning on October 8, 2018. The appellant filed an appeal of the approval on October 15, 2018.
	Action to be Taken:	Decision on appeal
	Finality of Decision:	Final
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

Commissioner Manus recused himself and Item #6 was called at 7:34pm.

Staff: Pete Vollmann

Appellant: Mark Brusman

Applicant: Brian Caruso, Annie Mudge

Public Speakers: Joshua Davis, Liat Zavodivker, Naomi Schiff

Motion by Commissioner Monchamp to affirm staff's environmental determination and uphold the October 8, 2018, Administrative Approval by the Bureau of Planning for the revision of the Design Review application, seconded by Commissioner Shirazi.

Ayes: Fearn, Shirazi, Limon, Monchamp, Myres

Noes:

Approved with 5 ayes and 0 noes.



COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT

The meeting was adjourned at **8:20pm.**

NEXT REGULAR MEETING: December 5, 2018

Minutes prepared by Jonathan Arnold