



*Jim Moore, Chair
Adhi Nagraj, Vice Chair
Jahaziel Bonilla
Amanda Monchamp
Jahmese Myres
Chris Pattillo
Emily Weinstein*

April 6, 2016
Regular Meeting

ROLL CALL

Present: Moore, Nagraj, Bonilla, Monchamp, Myres, Pattillo.

Excused: Weinstein.

Staff: Rachel Flynn, Robert Merkamp, Jose Herrera-Preza, Catherine Payne, Jason Madani, Celena Chen, Cheryl Dunaway.

WELCOME BY THE CHAIR

Agenda Discussion

Item #5 has been removed from this agenda and scheduled to the date certain of April 20, 2016

OPEN FORUM

Speakers: Michael Stewart, Rebecca Flynn, Mike Padway, Karen Balos, Krystyna Kozakiewicz.

CONSENT CALENDAR

Item #1 has been pulled from the consent calendar and will be heard tonight.

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。



1.	<p>Location: 2400 Filbert Street (APN: 005-0433-018-05; &-018-06)</p> <p>Proposal: Extension of entitlements to construct a new development consisting of 55 residential townhomes.</p> <p>Applicant: Thomas Dolan</p> <p>Contact Phone Number: (510) 839-7200</p> <p>Owner: Monica Hujazi</p> <p>Case File Number: CD05116</p> <p>Planning Permits Required: Extension of the Interim Conditional Use Permit & Design Review.</p> <p>General Plan: Mixed Housing Type</p> <p>Zoning: Current Zoning: RM-4/RM-2, Mixed Housing Zones 4 & 2 Prior Zoning: M-20/R-50, Light Industrial Zone /Medium Density Residential Zone</p> <p>Environmental Determination: Infill Exemption (CEQA Guidelines Section 15332)</p> <p>Historic Status: Not Historic.</p> <p>Planning District: 1</p> <p>City Council District: 3</p> <p>Status: Planning Commission approval on November 16, 2005. The approved project was appealed to the City Council, and at the February 21, 2006 City Council hearing the appeal was denied. Entitlements extended through December 31, 2015.</p> <p>Action to be Taken: Decision on application based on Staff Report</p> <p>Finality of Decision: Appealable to City Council</p> <p>For Further Information: Contact case planner Pete Vollmann at (510) 238-6167 or by email: pvollmann@oaklandnet.com.</p>
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Staff Member Robert Merkamp gave a brief presentation.

Applicant: Thomas Dolan gave a presentation and requested an extension of the project approvals.

Speaker: Wai Ling Li.

PUBLIC COMMENT SESSION IS CLOSED.

Commissioner Pattillo made a motion to approve the extension of project approvals until December 31, 2016, seconded by Vice Chair Nagraj.

Action on the matter: Approved 6 ayes, 0 noes.



PUBLIC HEARINGS

2.	Location: Area bounded by 27th Street to the north, I-980 and Brush Street to the west, the Jack London estuary waterfront to the south, and Lake Merritt and Channel to the east
	Item: Solicit preliminary input from Planning Commission on the concepts included in the "Plan Alternatives Report" for the Downtown Oakland Specific Plan
	Applicant: City of Oakland
	Case File Number: SP16001
	General Plan: Land Use and Transportation Element (LUTE)- Business Mix; LUTE- Central Business District; LUTE- Community Commercial; LUTE-General Industry and Transportation; LUTE- Neighborhood Center Mixed Use; LUTE- Urban Park and Open Space; LUTE- Urban Residential Estuary Policy Plan (EPP)- Light Industry 1; EPP- Mixed Use District; EPP- Off-Price Retail District; EPP- Parks; EPP- Planned Waterfront Development 1; EPP- Planned Waterfront Development 4; EPP- Produce Market; EPP- Retail Dining Entertainment 1; EPP- Retail Dining Entertainment 2; EPP- Waterfront Commercial Recreation 1; EPP- Waterfront Mixed Use; EPP- Waterfront Warehouse District
	Zoning: C-40, C-45, CBD-C, CBD-P, CBD-R, CBD-X, CC-1, CC-2, CC-3, CIX-1A, CIX-1B, D-LM-2, D-LM-4, D-OTN, IG, M-20, M-30, M-40, OS (LP), OS (NP), OS (RCP), OS (RCA), OS (SU), R-80, RU-3, RU-4, RU-5, S-2
	Environmental Determination: An Environmental Impact Report (EIR) will be prepared as part of the Downtown Oakland Specific Plan
	Historic Status: 52 Landmarks, 21 Areas of Primary Importance (API); 27 Areas of Secondary Importance (ASI)
	Service Delivery District: Metro, 1 & 3
	City Council District: 2, 3
	Status: Ongoing
	Staff Recommendation: Provide feedback on the Plan Alternatives Report
	Finality of Decision: N/A
	For further information: Contact project manager Alicia Parker at (510) 238-3362 or email at aparker@oaklandnet.com

COMMISSIONER PATTILLO RECUSED HERSELF FROM HEARING THIS ITEM DUE TO A CONFLICT OF INTEREST.

Director Rachel Flynn gave a PowerPoint presentation.

Applicants: Victor Dover and Emily Glavey gave a PowerPoint presentation.

Speakers: Claire Castell, Rachel Jacobson, Peter Birkholz, Hiroko Kurihara, Ken Earhardt, Charlene Milgrim, Alan Dones, Morten Jensen, Regina Davis, Christopher Buckley.

PUBLIC COMMENT SESSION IS CLOSED.

***The Planning Commission's role is to provide feedback on the Plan Alternatives Report. No action will be taken at tonight's meeting.**



3.	Location:	2805 Park Blvd. (See map on reverse)
	Assessor's Parcel Numbers:	(023 -0404-031-00)
	Proposal:	A. Construction of a six-story 20 unit residential building on a vacant 12,403 square foot parcel. B. Proposal includes 20% of the units (4 units total) be very low income affordable housing units.
	Applicant:	AMG & Associates LLC
	Contact Person/ Phone Number:	Alexis M. Gevorgian of AMG & Associates LLC (818) 380-8000 ext. 14
	Owner:	A&S Park Boulevard LLC
	Case File Number:	CMDV13321
	Planning Permits Required:	Major Conditional Use Permit to allow the creation of affordable housing units and receive a 35% density bonus, Regular Design Review for construction of the six-story residential building and variance to allow the project to exceed the maximum number of stories.
	General Plan:	Urban Residential
	Zoning:	RU-2 Urban Residential 2 Zone
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: New construction of small structures; Section 15301 existing facilities', Exempt, Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; 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:
	Service Delivery District:	III
	City Council District:	4
	Date Filed:	11/14/13
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com

Staff Member Jose Herrera-Preza gave a presentation.

Applicant: Gene Broussard gave a PowerPoint presentation.

PUBLIC COMMENT SESSION IS CLOSED.

Commissioner Pattillo made a motion to approve with the following conditions: All of the balconies have railings except, for the ground floor where they can be solid, ask the architect to re-study the large vertical blue feature and utilize more of the wood and possibly brick to tie into the other ground floor materials, have the planter box be no higher than necessary to accommodate the palm tree, provide additional visual access to the palm tree, seconded by Vice Chair Nagraj.

Action on the matter: Approved 6 ayes, 0 noes.



4.	<p>Location: T12; APN 002 002700700 (block bounded by 11th Street to the south, Martin Luther King Jr. Way (MLK) to the west, 12th Street to the north, and Jefferson Street to the east)</p> <p>Proposal: Final Development Permit consistent with approved PUD (and previously approved, expired FDP).</p> <p>Applicant: Todd Sklar, T12, LLC, (415) 772-7069</p> <p>Owner: Oakland T12, LLC</p> <p>Planning Permits Required: Final Development Permit.</p> <p>General Plan: Central Business District (CBD).</p> <p>Zoning: Central Business District General Commercial Zone (CBD-C)</p> <p>Environmental Determination: A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions: 15183 - Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for Qualified in-fill projects; 15168/15180—Program EIR for Redevelopment Plans (Central District Urban Renewal Plan); and/or 15164 – Addendum (to 2000 City Center EIR); Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor or on-line at (Item #31): http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157</p> <p>Historic Status: None for affected sites.</p> <p>Service Delivery District: Metro</p> <p>City Council District: 3 – Lynette Gibson McElhaney</p> <p>Action to be Taken: Adopt CEQA Findings and approve Project subject to findings and conditions of approval contained in Staff Report; and Accept the Greenhouse Gas Emissions Reduction Plan, the TDM, and the Construction Noise Reduction Plan.</p> <p>Finality of Decision: Appealable to City Council</p> <p>For further information: Contact case planner Catherine Payne at (510) 238-6168 or by e-mail at cpayne@oaklandnet.com</p>
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Staff Member Catherine Payne gave presentation.

PUBLIC COMMENT SESSION IS CLOSED.

Vice Chair Nagraj made a motion to approve, seconded by Commissioner Bonilla.

Action on the matter: Approved 6 ayes, 0 noes.



THIS ITEM HAS BEEN CONTINUED TO APRIL 20, 2016

5. **Project Location:** 500 Kirkham Street The property is bounded by 7th Street, Union Street and 5th Street and is near the West Oakland BART Station.
- Assessor's Parcel Numbers:** 004-0049-001-00; 004-0049-003-00
- Proposal:** To construct an eight-story mixed-use residential and commercial development consisting of 417 dwelling units and 21,961 square feet of ground-floor commercial area that will total with a 448,646 square feet building, including two levels of parking above grade on a vacant lot.
- Project Applicant/
Phone Number:** Jabari Herbert / West Oakland Development Group, LLC
(510) 385-9714
- Property Owner:** State of California - Caltrans
- Case File Number:** PLN15211
- Planning Permits Required:** Major Conditional Use Permits for large scale development over 100,000 square feet of new floor area in the S-15 Zone; and Regular Design Review for new construction.
- General Plan:** Community Commercial
- Zoning:** S-15W Transit-Oriented Development Zone (West Oakland)
- Environmental Determination:** A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies CEQA Guidelines: 15162 and 15164-Addendum to the approved and certified West Oakland Specific Plan EIR, 15183.3-Qualified Infill Projects, 15183.5-Transit Priority Projects, and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning.
- Property Historic Status:** Non-Historic Property
- Service Delivery District:** 1
- City Council District:** 3
- Project Status:** Pending
- Action to be Taken:** Decision based on staff report
- Finality of Decision:** Appealable to City Council within 10-days
- For Further Information:** Contact Case Planner, **Mike Rivera** at (510) 238-6417, or by email at mriviera@oaklandnet.com



“DUE TO THEIR PROXIMITY TO ONE ANOTHER AND THE IDENTICAL ISSUES RAISED, THE CITY TOOK PUBLIC TESTIMONY FOR ITEMS 6, 7 & 8 TOGETHER AND THEN VOTED SEPARATELY ON EACH ONE.”

6.	<p>Location: The Public Right-of-Way adjacent to 3770 Piedmont Avenue and Yosemite Avenue. Nearest lot adjacent to the project site (012-0938-039-02)</p> <p>Proposal: The project involves the installation of a new wireless Telecommunications facility (Crown Castle) on a new 24’ tall metal light pole located in the public right-of-way; installation of two 24” wide panel antennas mounted at a height of 23 feet above the ground; an associated equipment box, one battery backup and meter boxes within shroud attached to the light pole at 9’ above ground.</p> <p>Applicant: Crown Castle</p> <p>Contact Person/Phone Number: Bob Gundermann & Jason Osborn (925)899-1999</p> <p>Owner: City of Oakland</p> <p>Case File Number: PLN15-386</p> <p>Planning Permits Required: Major Conditional Use Permit and Design Review to install a new Monopole Telecommunication Facility within 100’ of residential zone, and Minor Variance to establish Monopole Facility within 1500 feet of another monopole facilities.</p> <p>General Plan: Neighborhood Center Mixed Use.</p> <p>Zoning: CN-1 Neighborhood Center Zone.</p> <p>Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; installation a new telecommunication/light pole. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, General Plan or zoning.</p> <p>Historic Status: Not a Potential Designated Historic Property; Survey Rating: N/A</p> <p>Service Delivery District: 2</p> <p>City Council District: 1</p> <p>Status: Pending</p> <p>Action to be Taken: Decision of Application</p> <p>Finality of Decision: <i>Appealable to City Council within 10 days</i></p> <p>For Further Information: Contact case planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com</p>
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COMMISSIONERS BONILLA AND MONCHAMP RECUSED THEMSELVES FROM HEARING THIS ITEM DUE TO CONFLICTS OF INTERESTS.

Staff Member Jason Madani gave a presentation.

Applicants: Bob Gundermann and Dan Schweizer gave a presentation.

Speakers: Charlene Milgrim, David Mitroff, Harry Eisenberg, Elisabeth Soeurs, Philip Cohen, George Horton, Valerie Winemiller.

Commissioner Pattillo made a motion to extend the meeting past 10:30 P.M., seconded by Commissioner Myres.

Action on the matter: Approved 4 ayes, 0 noes.



PUBLIC COMMENT SESSION IS CLOSED.

Commissioner Myres made a motion to continue this item to the date certain of May 4, 2016 on the condition that the applicant is mandated have a joint meeting with community members to discuss the alternatives including modeling options B and C included in the drawings, seconded by Vice Chair Nagraj.

Action on the matter: Approve 4 ayes, 0 noes.

7.	<p>Location: The Public Right-of-Way adjacent to 3868 Piedmont Avenue and Montell Street. Nearest lot adjacent to the project site (012-0936-022-00)</p> <p>Proposal: The project involves the installation of a new wireless Telecommunications facility (Crown Castle) on a new 24' tall metal light pole located in the public right-of-way; installation of one 24" wide panel antenna mounted at a height of 23 feet above the ground; an associated equipment box, one battery backup and meter boxes within shroud attached to the light pole at 9' above ground.</p> <p>Applicant: Crown Castle</p> <p>Contact Person/Phone Number: Bob Gundermann & Jason Osborn (925)899-1999</p> <p>Owner: City of Oakland</p> <p>Case File Number: PLN15-388</p> <p>Planning Permits Required: Major Conditional Use Permit and Design Review to install a new Monopole Telecommunication Facility within 100' of residential zone, and Minor Variance and Minor Variance to establish Monopole Facility within 1500 feet of another monopole facilities.</p> <p>General Plan: Neighborhood Center Mixed Use.</p> <p>Zoning: CN-1 Neighborhood Center Zone.</p> <p>Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; installation a new telecommunication/light pole. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, General Plan or zoning.</p> <p>Historic Status: Not a Potential Designated Historic Property; Survey Rating: N/A</p> <p>Service Delivery District: 2</p> <p>City Council District: 1</p> <p>Status: Pending</p> <p>Action to be Taken: Decision of Application</p> <p>Finality of Decision: <i>Appealable to City Council within 10 days</i></p> <p>For Further Information: Contact case planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com</p>
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Applicants: Bob Gundermann and Dan Schweizer gave a presentation.

Speakers: Charlene Milgrim, David Mitroff, Harry Eisenberg, Elisabeth Soeurs, Philip Cohen, George Horton, Valerie Winemiller.



PUBLIC COMMENT SESSION IS CLOSED.

Commissioner Myres made a motion to continue this item to the date certain of May 4, 2016 on the condition that the applicant is mandated have a joint meeting with community members to discuss the alternatives including modeling options B and C included in the drawings, seconded by Vice Chair Nagraj.

Action on the matter: Approve 4 ayes, 0 noes.

8.	<p>Location: The public Right of Way 41st Street and Piedmont Avenue. Nearest lot adjacent to the project site. APN: (012-0993-006-01).</p> <p>Proposal: The project involves replacement of an existing 23' tall PG&E utility pole with a new 34' tall utility pole to install new wireless telecommunication facility for Crown Castle located in the public right-of-way: installation of one 24" wide antenna panel and 4' wide cross arm mounted at a height of 27'-0" ; an associated equipment box, one battery backup and meter boxes within shroud attached to the pole at 8' height above ground.</p> <p>Applicant: Crown Castle</p> <p>Contact Person/Phone Number: Bob Gundermann & Jason Osborn (925) 899-1999</p> <p>Owner: Pacific Gas & Electric.PG&E</p> <p>Case File Number: PLN15-389</p> <p>Planning Permits Required: Major Design Review to install a wireless Telecommunication Macro Facility located on an existing PG&E pole located in the public right of way in CN-1 zone.</p> <p>General Plan: Neighborhood Center Mixed Use.</p> <p>Zoning: CN-1 Neighborhood Center Zone.</p> <p>Environmental Determination: Exempt, Section 15301 and 15303 of the State CEQA Guidelines; minor additions and alterations to an existing utility pole. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.</p> <p>Historic Status: Not a Potential Designated Historic Property; Survey Rating: N/A</p> <p>Service Delivery District: 2</p> <p>City Council District: 1</p> <p>Status: Pending</p> <p>Action to be Taken: Decision of Application</p> <p>Finality of Decision: <i>Appealable to City Council</i></p> <p>For Further Information: Contact case planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com</p>
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Applicants: Bob Gundermann and Dan Schweizer gave a presentation.

Speakers: Charlene Milgrim, David Mitroff, Harry Eisenberg, Elisabeth Soeurs, Philip Cohen, George Horton, Valerie Winemiller.



PUBLIC COMMENT SESSION IS CLOSED.

Commissioner Myres made a motion to continue this item to the date certain of May 4, 2016 on the condition that the applicant is mandated have a joint meeting with community members to discuss the alternatives including modeling options B and C included in the drawings, seconded by Vice Chair Nagraj.

Action on the matter: Approve 4 ayes, 0 noes.

Approval of Minutes

Vice Chair Nagraj made a motion to approve the minutes for both March 16, 2016, seconded by Commissioner Pattillo.

Action on the matter: Approve 4 ayes, 0 noes.

Vice Chair Nagraj made a motion to approve the minutes for March 23, 2016, seconded by Commissioner Myres.

Action on the matter: Approve 3ayes, 1 abstention (Pattillo).

ADJOURNMENT

Meeting adjourned at approximately 11:26 P.M.

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

NEXT REGULAR MEETING: April 20 2016