



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

**June 1, 2016
Regular Meeting**

ROLL CALL

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

Excused: Weinstein.

Staff: Rachel Flynn, Robert Merkamp, Devan Reiff, Scott Miller, Mike Rivera, Peterson Vollmann, Ann Clevenger, Celena Chen, Heather Lee, Cheryl Dunaway.

WELCOME BY THE CHAIR

Agenda Discussion

Mr. Merkamp announced that due to the cancellation of the May 18, 2016 Planning Commission meeting, the items from that agenda were continued to tonight's agenda which led to the items being numbered out of order.

Item # 7 has been continued to June 15, 2016, item #8 was continued to June 22, 2016 and item #6 was removed from this agenda and continued to a date uncertain.

Recommendation that both items 2 and 3 be heard between items 9 and 5 since there are very little speakers on those items.

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。



Director’s Report

Director Rachel Flynn introduced Clark Manus, the newest Planning Commissioner who is an architect and a 30 year resident of the City of Oakland.

Committee Reports

Vice Chair Nagraj and Chair Moore gave a report on the Design Review Committee meeting held on May 25, 2016.

Commission Matters

The Planning Commission said a few kind words as they bid farewell to Commissioner Jahaziel Bonilla who is no longer on the Planning Commission and was not present at tonight’s meeting.

OPEN FORUM

Speaker: Victoria Fierce.

CONSENT CALENDAR

Commissioner Pattillo recused herself from hearing Item #1 on the consent calendar due to a conflict of interest.

Vice Chair Nagraj made a motion to approve item #1 on the consent calendar, seconded by Commissioner Myres.

Action on the matter: Approved 5 ayes, 0 noes.

THIS ITEM WAS CONTINUED FROM MAY 18, 2016

1.	<p>Location: 2633 San Pablo Avenue (APN: 003-0005-001-00)</p> <p>Proposal: To establish a Full Service Restaurant that serves Alcoholic Beverages on a restricted street</p> <p>Contact Person/Phone Number: Jason Herbers 804 314 4727</p> <p>Owner: Evelyn Belford</p> <p>Case File Number: PLN15-341</p> <p>Planning Permits Required: Major Conditional Use Permit to allow a Full Service Restaurant to provide Alcohol Beverage Service on a restricted street per OPC 17.102; Public Convenience and Necessity Findings</p> <p>General Plan: Urban Residential/Mixed Housing Type Residential</p> <p>Zoning: RU-5 Urban Residential Zoning District</p> <p>Environmental Determination: Categorically Exempt, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines; Existing Facilities; 15183 Projects Consistent with Plans</p> <p>Historic Status: Not a Potential Designated Historic Property</p> <p>Service Delivery District: 1</p> <p>City Council District: 3</p> <p>Staff Recommendation: Approve with Conditions</p> <p>Finality of Decision: Appealable to the City Council within 10 days of decision</p> <p>For Further Information: Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com</p>
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THIS ITEM HAS BEEN CONTINUED TO JUNE 15, 2016

7.	Project Name:	Oakland Coffee Shop
	Location:	1612 International Boulevard (APN 020-0145-015-00)
	Proposal:	Allow Full Service Restaurant with Beer/wine Service
	Contact Person/Phone Number:	Tra Dickerson Jr (510) 990-7600
	Owner:	Tra Dickerson Jr.
	Case File Number:	PLN15-411
	Planning Permits Required:	Major Conditional Use Permit to allow a Full Service Restaurant with Alcoholic Beverage Service on a Restricted Street (San Pablo Avenue)
	General Plan:	Urban Residential
	Zoning:	RU-5 Urban Residential Zoning District
	Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15301 existing structures, 15183 projects consistent with adopted plans
	Historic Status:	Not a Potential Designated Historic Property
	Service Delivery District:	SDS-3
	City Council District:	2
	Commission Action to Be Taken:	Approve Staff Recommendation
	Appeal:	To City Council
	For Further Information:	David Valeska at (510) 238-2075, dvaleska@oaklandnet.com



PUBLIC HEARINGS

THIS ITEM HAS BEEN CONTINUED TO JUNE 22, 2016

8. **Location:** Citywide
- Proposal:** Comprehensive update of Off-Street Parking and Loading Regulations in the City of Oakland Planning Code. These regulations are predominantly contained in Chapter 17.116, but related changes are proposed throughout the Planning Code. The proposal also contains changes to Municipal Code Chapter 10.44 that would prohibit the distribution of Residential Parking Permits to residents of new developments that have ten units or more.
- Applicant:** City of Oakland
- Case File Number:** ZA16-0006
- Environmental Determination:** The proposed amendments to the Planning and Municipal Code rely on the previous set of applicable CEQA documents including: the Coliseum Area Specific Plan EIR (2015); Broadway Valdez Specific Plan EIR (2014); West Oakland Specific Plan EIR (2014); Central Estuary Area Plan EIR (2013); Land Use and Transportation Element of the General Plan EIR (1998); the Oakland Estuary Policy Plan EIRs (1999, 2006) and Supplemental EIR (2013); the Redevelopment Area EIRs – West Oakland (2003), Central City East (2003), Coliseum (1995), and Oakland Army Base (2002); the Historic Preservation Element of the General Plan EIR (1998); the 2007-2014 Housing Element Final EIR (2010) and Addendum (2014); and various Redevelopment Plan Final EIRs (collectively, “Previous CEQA Documents”). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, each as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment) and Section 21099(d) of the Public Resources Code states that parking impacts of a residential, mixed-use residential, or employment-center project on an infill site within a transit priority area are not to be considered significant environmental impacts.
- Service Delivery District:** All Districts
- City Council District:** All Districts
- Status:** Previously presented to the Zoning Update Committee on March 9, 2016.
- Action to be Taken:** Recommendation to the City Council
- For Further Information:** Contact case planner Neil Gray at (510) 238-3878 or by email: ngray@oaklandnet.com



9.

Location: CITYWIDE

Proposal: Establish a new citywide food vending permit program that would replace Oakland’s existing food vending permit types and programs. The new citywide food vending program would permit, with certain restrictions, individual food vending on private property and from the public right of way in selected commercial and industrial areas. The new program would also permit group site vending citywide. Ordinance would revise the definition of “Fast Food Restaurant Commercial Activities” in Section 17.10.280 of the Oakland Planning Code; and revise the following sections of the Oakland Municipal Code: Section 5.51 (“Food Vending Group Site Pilot Program”); Section 5.49 (“Pushcart Food Vending Pilot Program”); and Section 8.09 (“Vehicular Food Vending”). The Ordinance would also include revisions to other Planning and Municipal Code sections as minor conforming changes.

Applicant: City of Oakland

Case File Number: ZA16009

Environmental Determination: The Project relies on the previous set of applicable CEQA documents including: the Coliseum Area Specific Plan EIR (2015); Broadway Valdez Specific Plan EIR (2014); West Oakland Specific Plan EIR (2014); Central Estuary Area Plan EIR (2013); Land Use and Transportation Element of the General Plan EIR (1998); the Oakland Estuary Policy Plan EIRs (1999, 2006) and Supplemental EIR (2013); the Redevelopment Area EIRs- West Oakland (2003), Central City East (2003), Coliseum (1995), and Oakland Army Base (2002); the Historic Preservation Element of the General Plan EIR (1998); the 2007-2014 Housing Element Final EIR (2010) and Addendum (2014); and various Redevelopment Plan Final EIRs (collectively, “Previous CEQA Documents”). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, each as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment).

City Council District: All Council Districts

Action to be Taken: Recommendations to the City Council

Staff Recommendation: Recommend proposal to the City Council

For Further Information: Contact case planner **Devan Reiff** at **510-238-3550** or **dreiff@oaklandnet.com**

Staff Member Devan Reiff gave a PowerPoint presentation.

Speakers: Leticia Hernandez, Luis Hernandez, Arturo Martinez, Maria Sanchez, Haven Bork, Edgar Galindo, Fernando Pelayo, Keta Price, Patricia Lascrain, Marlem Bueno, Miguel Montel, Pamela Smith, Rob Kwant, Stan Dodson, Nancy Sidebotham.



PUBLIC COMMENT SESSION CLOSED.

Commissioner Pattillo recommended the following:

- Staff conduct a study on increasing the distance from schools, except those who serve healthy food only.
- Strengthen the definition of “healthy food”.
- Study the feasibility of reducing the permit fees and consolidate the permits.
- Include a recommendation that once approved and implemented the ordinance return to the City Council or Planning Commission with recommendations for refinements 12 to 18 months after implementation.
- Give greater clarity to the regulatory process.
- Make greater efforts to streamline the “one stop” process as much as legally possible.
- Include a breakdown of the fees and how that money was spent in the past.
- Clarify the rationale for all recommendation for boundary changes.
- Where vendors locate near schools, they should work with the Principle of such school.
- Develop and include a recommendation for how permits are displayed.
- Analysis of the cost comparison to house Code Enforcement Officers in the City Administrator’s office versus Oakland Public Works.
- Provide additional potential policy details on late night permitting cost and grandfathering.

Chair Moore made a motion to continue, seconded by Vice Chair Nagraj.

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



THIS ITEM WAS CONTINUED FROM MAY 18, 2016

5.	<p>Project Location: 5110 Telegraph Avenue. The property is also bounded by 51st Street, Clarke Street and Claremont Avenue.</p> <p>Assessor's Parcel Numbers: 014 122600902, 014 122601300, 014 122601400, 014 122600800, 014 122600702, 014 122600901, 014122600602, 014 122600502, 014 122600403, 014 122600303.</p> <p>Proposal: To construct a four to six-story mixed-use residential and commercial development consisting of 204 residential units and 33,800 square feet of ground-floor retail area in a 251,541 square foot building, including two levels of parking below grade on a 72,866 square foot vacant site.</p> <p>Project Applicant/Tel. Number: Brian Caruso for Nautilus Group, Inc. / (510) 343-5593 or (510) 213-6226 NGI 5110 Telegraph, LLC</p> <p>Property Owner: PLN15074 / ER16006</p> <p>Case File Number: Major Conditional Use Permit for non-residential facilities over 25,000 square foot of floor area in the CN-2 Zone; Minor Conditional Use Permit to operate a Limited Agriculture Activity on the roof of the principal building; Regular Design Review for new construction; Minor Variances for ground-floor residential facilities in the CN-2 zone and for commercial loading berths where two berths are required within the property and no berths are proposed.</p> <p>Planning Permits Required:</p> <p>General Plan: Neighborhood Commercial; Mixed Use Residential</p> <p>Zoning: CN-2 Neighborhood Commercial</p> <p>Environmental Determination: A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies CEQA Guidelines: Sections 15332-Class 32, 15300.2-Infill Projects, 15183.3-Streamlining for Infill Projects, and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning. The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, Suite 2114 on the 2nd Floor or online by 3:00pm, Friday April 29, 2016. The CEQA Analysis document for the proposed project can be viewed here under item #40: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157</p> <p>Property Historic Status: Non-Historic Property</p> <p>Service Delivery District: 2</p> <p>City Council District: 1</p> <p>Project Status: Pending</p> <p>Action to be Taken: Decision based on staff report</p> <p>Finality of Decision: Appealable to City Council within 10-days</p> <p>For Further Information: Contact Case Planner, Mike Rivera at (510) 238-6417, or by email at mrivera@oaklandnet.com</p>
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Staff Member Mike Rivera gave a presentation.

Applicant: Randy Miller gave a PowerPoint presentation and Esperanza Pallana, Food Policy Consultant assisted with the presentation.

Speakers: Justin Horner, Stuart Flashman, John Gatewood, Emil Peinert, Ian Monroe, Leonora Sea, Victoria Fierce, David Jaeger, Jennifer West, John Cunha, Jay Castle, Joan Lichterman, Ron Sanzo, Carol Behr, Ronnie Spitzer.

PUBLIC COMMENT SESSION CLOSED.



Vice Chair Moore disclosed that he met with the applicants and Ben from Top Leaf Farms prior to this meeting.

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

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

Commissioner Pattillo made a motion to approve with the following additional conditions: Incorporate the voluntary recommendation stipulated in the applicant’s letter dated June 1, 2016 and amend condition #52B to state, “pedestrian crossing at Clarke Street and Redondo Avenue, construct a raised pedestrian crossing between Project and Little Frog Park and remove pedestrian bulb out on west face of Clarke Street”. Seconded by Vice Chair Nagraj.

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

10.	<p>Location: 226 13th Street (APN: 002-0077-001-00)</p> <p>Proposal: Proposal to construct a new six story mixed use building containing 262 units including approximately 13,000 square feet of ground floor retail on 14th Street, which would replace the existing surface parking lot.</p> <p>Applicant: WP West Acquisitions</p> <p>Contact Person/Phone Number: Brian Pianca – (415) 888-8537</p> <p>Owner: K.H Associates</p> <p>Case File Number: PLN15-320</p> <p>Planning Permits Required: Regular Design Review for new construction, Major Conditional Use Permits for a large project in the D-LM Zone, Minor Conditional use Permit to allow a base height of up to 85 feet, Minor Variance to allow two loading berths where three are required, and Vesting Tentative Parcel Map for new condominiums.</p> <p>General Plan: Central Business District</p> <p>Zoning: D-LM-2 Zone / D-LM-4 Zone Height Area D-LM 175</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 provisions: 15183 - Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15164 – Addendum to the 2014 certified Lake Merritt Station Area Plan 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 http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157</p> <p>Historic Status: Not a historic property – vacant parking lot</p> <p>Planning District: Metro</p> <p>City Council District: 3</p> <p>Status: Pending</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 Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandnet.com.</p>
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COMMISSIONER PATTILLO RECUSED HERSELF FROM HEARING THIS ITEM DUE TO A CONFLICT OF INTEREST.

Staff Member Peterson Vollmann gave a presentation.

Vice Chair Nagraj made a motion to accept a letter received late the night before challenging the CEQA analysis prepared for this project proposal into record, seconded by Commissioner Monchamp.

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

Applicants: Brian Pianca and Peter Waller gave a PowerPoint presentation.

Speakers: Melanie Wooford, Nancy Gray, Jonah S. Boyarin, Victoria Fierce, Laura Horton, Chance Grable, Morgan Kanninen, Matthew Leber, Monica Garcia, Aries Jordan, Dr. A Nzinga, Nick Brentley, Eric Arnold, Cory Gunter Brown, Jason Gumatotao, Alvina Wong, Carla Service, Carl Chan, Shari Libicki, Greg McConnell.

PUBLIC COMMENT SESSION CLOSED.

Commissioner Myres disclosed that she spoke with the applicant via telephone prior to this meeting.

Vice Chair Nagraj disclosed that he met with the developer prior to this meeting.

Commissioner Myres made a motion to continue this item to June 22, 2016 with the following conditions:

Conduct an additional meeting with good faith negotiations between the applicant and community members to discuss the scope of community benefits up to and including: The public arts fee, reduced retail for retailers who promote the African American art district, lighted entrance, a financial package and any level of affordable housing that the developer could or is unwilling to include in the project, seconded by Vice Chair Nagraj.

Action on the matter: Continued 5 ayes, 0 noes.



***THE ITEM BELOW WAS HEARD AT THE END OF THE MEETING, NOT IN THE ORDER STATED ON THE AGENDA.**

THIS ITEM WAS CONTINUED FROM MAY 18, 2016

4.	Location:	280 W. MacArthur Blvd. (APN: 012 -0984-015-03)
	Proposal:	Demolish and replace existing Central Utility Plant at Kaiser OMC Phase 3 site.
	Applicant:	Mark Redmond, Ted Jacob Engineering Group, Inc.
Contact Person/Phone Number:		Mark Redmond / (510)763-4880
	Owner:	Kaiser Foundation Hospital
	Case File Number:	PLN16072
	Planning Permits Required:	Design Review to construct a new facility (Central Utility Plant).
	General Plan:	Institutional
	Zoning:	D-KP-3
	Environmental Determination:	An EIR for the Kaiser Permanente OMC Master Plan was prepared by the City of Oakland. That EIR was certified by the Oakland Planning Commission on June 6, 2006. The current project is generally consistent with that analyzed in the previously certified EIR. No additional environmental review is required. As a further separate and independent basis, this action is also exempt from CEQA pursuant to CEQA Guidelines 15301 and 15183.
	Historic Status:	Not a Potential Designated Historic Property
	Service Delivery District:	2
	City Council District:	1
	Status:	Pending
	Action to be Taken:	Decision on Application
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Ann Clevenger at (510) 238-6980 or by email: aclevenger@oaklandnet.com

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

Staff Member Ann Clevenger gave a presentation.

Applicant: gave a PowerPoint presentation.

Speakers: Lucia Hwang, George Horton, Valerie Winemiller.

PUBLIC COMMENT SESSION CLOSED.

Chair Moore disclosed that he met with the developer prior to this meeting.

Commissioner Monchamp disclosed that she spoke with the applicant via telephone prior to this meeting.

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

Action on the matter: Approved 5 ayes, 0 noes.



*THE ITEM BELOW WAS HEARD AFTER ITEM #1 AS A PUBLIC HEARING, NOT IN THE ORDER STATED ON THE AGENDA.

THIS ITEM WAS CONTINUED FROM MAY 18, 2016

2.	Location:	Public Right-of-Way across from 6387 Fairlane Drive.
	Assessor's Parcel Numbers:	Nearest lot adjacent to the project site (048H-7566-020-00)
		The project involves the installation of a new wireless Telecommunications facility (AT&T Wireless) on a new 30' tall metal pole located in the public right-of-way; installation two panel antennas (two-foot long and ten inches wide) mounted at 30 feet above the ground; an associated equipment cabinet housing one battery backup and radio units within a 5'-3" tall, 2' wide and 2'-2" deep shroud mounted on the metal pole at 7 feet above the ground.
	Proposal:	
	Applicant:	Extenet Systems Inc./AT&T Mobility
	Contact Person/	Matthew Yergovich
	Phone Number:	(415) 596-3474
	Owner:	City of Oakland
	Case File Number:	PLN14-049
	Planning Permits Required:	Major Conditional Use Permit and Design Review to install a new Monopole Telecommunication Facility in the residential zone, and Minor Variance to waive 1:1 ratio setback requirements for 30' tall monopole facility to be located from the adjacent residential property lot line.
	General Plan:	Hillside Residential
	Zoning:	RH-3 Hillside Residential-3 Zone
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; New construction of small structures. 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; Survey Rating: N/A
	Service Delivery District:	2
	City Council District:	1
	Date Filed:	7/21/2015
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com

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

Staff Member Scott Miller gave a presentation.

Applicant: Marc Grabisch gave a PowerPoint presentation.

Speakers: George Ann Proia, James Burgardt, Jocelyne Birren, Victoria Fierce.

PUBLIC COMMENT SESSION CLOSED.



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

Action on the matter: Approved 5 ayes, 0 noes.

***THE ITEM BELOW WAS HEARD AFTER ITEM #2, NOT IN THE ORDER STATED ON THE AGENDA.**

THIS ITEM WAS CONTINUED FROM MAY 18, 2016

3.	Location:	Public Right-of-Way next to 6644 Ascot Drive.
	Assessor's Parcel	Nearest lot adjacent to the project site (048D-008-03)
	Numbers:	The proposal is to remove and relocate of an existing telecommunication facility attached to the existing PG&E Pole to a new location across street. The project involves installation of a new 27' tall metal pole as a telecommunication monopole facility located in the public right-of-way; installation one 24" x 16" antenna mounted on top of the pole; an associated equipment cabinet will be housing all radio equipment within 54" tall x 48" wide x 21" deep ground mounted on a new cement pad located next to the pole.
	Proposal:	
	Applicant:	Crown Castle
	Contact Person/Phone Number:	Bob Gundermann & Jason Osborn (925)899-1999
	Owner:	City of Oakland
	Case File Number:	PLN16-090
	Planning Permits Required:	Major Conditional Use Permit and Design Review to install a new Monopole Telecommunication Facility within a residential zone, and Minor Variance to waive 1:1 ratio setback requirements for 27' tall monopole facility to be located from the adjacent residential property line.
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential -4 Zone
	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.
	Historic Status:	Not a Potential Designated Historic Property; Survey Rating: N/A
	Service Delivery District:	3
	City Council District:	4
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com

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

Staff Member Scott Miller gave a presentation.

Applicant: Bob Gundermann gave a brief presentation.

Speakers: Robbie Neely, Victoria Fierce, Simon Wong, Karen Accuri.

PUBLIC COMMENT SESSION CLOSED.



Commissioner Myres made a motion to approve, seconded by Commissioner Pattillo.

Action on the matter: Approved 5 ayes, 0 noes.

THIS ITEM WAS CONTINUED FROM MAY 18, 2016

6.	Location:	5516 San Pablo Ave.
	Assessor's Parcel Numbers:	(015-1308-016-00)
	Proposal:	To allow for an expansion of an existing Alcoholic Beverage Sales Activity "Wolfhound Bar" into a portion of the adjacent commercial space. The existing bar is 968 square feet and will expand 393 square feet.
	Applicant:	Peadar Kelleher, Keith Mulligan, Christopher Southgate
	Contact Person/Phone Number:	Peadar Kelleher (415) 706-3550
	Owner:	Wally Whittier
	Case File Number:	PLN14018-R01
	Planning Permits Required:	Amendment to existing Major Conditional Use Permit to allow the expansion of an Alcoholic Beverage Sales Activity; Findings of Public Convenience or Necessity in an over concentrated area and major variance for separation on a restricted street.
	General Plan:	Community Commercial
	Zoning:	CC-2 Community Commercial 2 Zone
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures, 15301 existing facilities; 15183 Projects consistent with the General Plan or Zoning.
	Historic Status:	Potentially Designated Historic Property (DHP); Survey rating: C3
	Service Delivery District:	Metro
	City Council District:	3
	Date Filed:	01/19/16
	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

*THIS ITEM WAS REMOVED FROM THIS AGENDA.

Approval of Minutes

Commissioner Myres made a motion to approve the May 4, 2016 Minutes, seconded by Vice Chair Nagraj.

Action on the matter: Approved 5 ayes, 0 noes.

ADJOURNMENT

Meeting adjourned at approximately 1:05 A.M.

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