



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

August 1, 2018
Regular Meeting

****Revised July 24, 2018***

MEAL GATHERING

5:00pm Café 15, 597 – 15th St, Oakland (Corner of Jefferson & 15th St)

Open to the public. (Members of the public may purchase their own meals if desired. Consumption of food is not required to attend.)

BUSINESS MEETING

6:00pm Council Chambers, City Hall, One Frank H. Ogawa Plaza

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15 pm**, and the meeting will adjourn no later than **10:30 p.m.** unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

Please work with the case planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

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。



**New online staff report
download instructions**

Staff reports for items listed on this agenda will generally be available to any interested party by 3:00 p.m. the Friday before the meeting at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612.

Staff reports are also available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandnet.com/planning (under "Planning Commission.") You will need to ensure that your computer will accept pop-ups from the host site (oaklandnet.com) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure Section 1094.6, unless a shorter period applies. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.

Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

While attending Planning Commission meetings, parking in the Dalziel Building Garage (located on 16th Street between San Pablo Ave and Clay St) is free. Attendees should see staff at the meeting to validate parking tokens.

Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Jonathan Arnold at jarnold@oaklandnet.com or 510-238-6194 or Cheryl Dunaway at cdunaway@oaklandnet.com or 510-238-2912 at least 48 hours prior to the meeting.

Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, staff, and the public, twenty-five (25) copies of all material should be submitted. Material submitted at least ten days prior to the meeting may be included as part of the agenda packet; material submitted later may be distributed at or prior to the meeting. To ensure that material submitted at the meeting is distributed to Commissioners, a minimum of twenty-five (25) copies should be submitted to Planning staff no later than the time the item is scheduled to be considered by the Commission.

ROLL CALL

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Committee Reports

Commission Matters

City Attorney's Report



OPEN FORUM

At this time members of the public may speak on any item of interest within the Commission’s jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes or less if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

CONSENT CALENDAR

The Commission will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report and recommendation in each case. Members of the Commission may request that any item on the Consent Calendar be singled out for separate discussion and vote.

<p>1.</p> <p>Locations</p>	<p>City street light pole in public right-of-way adjacent to:</p> <ul style="list-style-type: none"> • a) 5103 International Blvd (PLN18088; APN: 034-2273-002-01); Submitted: 7/9/18; Zoning: RU-5; General Plan: Urban Residential; Council District: 5 • b) 5216 International Blvd (PLN18089; APN: 035-2364-022-02); Submitted: 7/9/18; Zoning: RU-5; Urban Residential; Council District: 6 • c) 5701 International Blvd (PLN18090; APN: 041-3848-004-01); Submitted: 7/9/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 5 • d) 5917 International Blvd (PLN18091; APN: 041-3882-033-00); Submitted: 7/9/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 6 • e) 1001 83rd Ave (PLN18092; APN: 042 -4547-002-00); Submitted: 7/9/18; Zoning: RM-3 Mixed Housing Type Residential Zone; General Plan: Mixed Housing Type Residential; Council District: 7
<p>Proposal:</p>	<p>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.</p>
<p>Applicant / Phone Number:</p>	<p>Ms. Ana Gomez-Abarca / Black & Veatch (913) 458-9148</p>
<p>Owner:</p>	<p>Extenet, et al.</p>
<p>Planning Permit Required:</p>	<p>Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in or near a Residential Zone</p>
<p>Environmental Determination:</p>	<p>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</p>
<p>Historic Status:</p>	<p>Non-historic property</p>
<p>Action to be Taken:</p>	<p>Decision based on staff report</p>
<p>Finality of Decision:</p>	<p><i>Appealable to City Council</i></p>
<p>For Further Information:</p>	<p>Contact Case Planner Aubrey Rose, AICP at (510) 238-2071 or by email at arose@oaklandca.gov.</p>



2.	Locations:	City light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 1001 Jefferson St (PLN18293; APN: 002-0025-001-00); Submitted: 7/9/18; Zoning: CBD-R Central Business District Residential Zone; General Plan: Central Business District; Council District: 3 • b) 663 13th St (Legal Address: 1260 MLK Jr Way) (PLN18294; APN: 002-0027-006-09); Submitted: 7/9/18; Zoning: CBD-C Central Business District General Commercial Zone; General Plan: Central Business District; Council District: 3
	Proposal:	To consider requests for two (2) applications to install new “small cell site” Monopole Telecommunications Facilities on City light poles by attaching antenna and equipment
	Applicant / Phone Number:	Mr. Justin Giarritta / Vinculums (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 Residential Zones
	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 .

3.	Locations:	City street light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 9720 Edes Ave (PLN18095; APN: 044-5007-007-01); Submitted: 2/14/18; Zoning: CN-3 Neighborhood Commercial Zone; General Plan: Neighborhood Center Mixed Use; Council District: 7 • b) 1035 94th Ave (PLN18094; APN: 044-4986-019-00); Submitted: 2/14/18; Zoning: RM-1 Mixed Housing Type Residential Zone; General Plan: Mixed Housing Type Residential; Council District: 7 • c) 569 High St @ Howard (PLN18093; APN: 033-2250-001-06); Submitted: 2/14/18; Zoning: D-CE-2; Estuary Policy Plan: General Commercial 1; Council District: 5
	Proposal:	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
	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 near a Residential Zone; Minor Variance for exceeding 1:1 height/setback to a 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@oaklandca.gov .



PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the public hearing.

The Commission will then vote on the matter based on the staff report and recommendation. If the Commission does not follow the staff recommendation and no alternate findings for decision have been prepared, then the vote on the matter will be considered a “straw” vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision.

If you wish to be notified on the decision of an agenda item, please indicate the case number and submit a self-addressed stamped envelope, for each case.

Planning Commission decisions that involve “major” cases (e.g., major variances, major conditional use permits) are usually appealable to the City Council. If any interested party seeks to challenge such decision in court, an appeal **must be filed** within ten (10) calendar days of the date of the announcement of the Planning Commission decision and by 4:00 p.m. An appeal shall be on a form provided by the Planning and Building Department, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the case planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Planning Commission or wherein their decision is not supported by substantial evidence and must include payment of the required fee in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you from challenging the City’s decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so will preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Planning Commission prior to the close of the Planning Commission’s public hearing on the matter.

Any party seeking to challenge a final decision in court must do so within ninety (90) days of the date of the announcement of a final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

4.	Location:	3245 Hollis Street
	Assessor’s Parcel Number(s):	007-0594-008-00 & 007-0594-009-00
	Proposal:	To create merge two parcels and create five mini-lots and construct a 10-unit townhouse-style condominium development.
	Owner:	Madison Park Financial
	Applicant:	Levy Design Partners – Casey Feeser (415)777-5117
	Case Number:	PLN18142 (TTM8464)
	Planning Permits Required:	Minor Conditional Use Permit for a Mini-lot Development and Shared Access Facility; Design Review to construct a 10-unit townhouse-style condominium development; and, Tentative Tract Map (TTM8464) to merge and re-subdivide the site into five mini-lots.
	General Plan:	Housing and Business Mix
	Zoning:	HBX – 2 Housing and Business Mix Zone 2
	Environmental Determination:	Exempt 15332; State CEQA Guidelines, Infill development; Project also relies on WOSP EIR; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
	Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
	City Council District:	3
	Status:	Pending
	Action to be Taken:	Decision on application based on staff report
	Staff Recommendation:	Approval subject to conditions
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .



5.	Location:	3732, 3740, and 3746 39th Avenue
	Assessor's Parcel Number(s):	030-1925-004-00; -005-00; and -003-03
	Proposal:	The proposal is for the approval of Regular Design Review, Minor Variance, and Minor Conditional Use Permit to allow for Community Assembly Activity Civic to establish a spiritually based community center for ceremony and education. The project includes new structures (Yurts), as well as the redesign of a sweat lodge, fire pit facility, and platform for ceremonies. The site is located on three adjacent lots and includes residential activities and facilities.
	Applicant:	Wilson Riles
	Contact Person/Phone Number:	Wilson Riles (510) 530-2448
	Owner:	Riles Ishmael & Philip
	Case File Number:	PLN15195-A01
	Planning Permits Required:	The Approval of Findings to allow for Regular Design Review for the construction of 4 new detached yurts, sweat lodge (and redesigned fire pit) and platform for ceremonies; and Minor Variance to allow for the change of a primary use within a structure located within the side yard setback; and a Minor Conditional Use Permit for a Community Assembly Civic Activity.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3; Mixed Housing Type Residential Zone
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: New Small Structures
	Historic Status:	F3, D3, and C3
	City Council District:	4
	Status:	Pending
	Action to be Taken:	Decision of Planning Commission to approve application
	Finality of Decision:	<i>Appealable to City Council within 10 days.</i>
	For Further Information:	Contact Case Planner Moe Hackett at (510) 238-39730 or by email at mhackett@oaklandnet.com .

THIS ITEM IS CONTINUED TO A DATE UNCERTAIN.

6.	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.
	Proposal:	Review of development and strategy options contained within the Plan Options Memo for the Downtown Oakland Specific Plan, bounded by 27 th Street to the north, I-980 to the west, the Jack London estuary waterfront to the south, and Lake Merritt and Channel to the east
	Applicant:	City of Oakland
	Case File Number:	SP16001
	General Plan:	Land Use and Transportation Element (LUTE) – Business Mix; Central Business District; Community Commercial; General Industry and Transportation; Institutional; Mixed Housing Type Residential; Neighborhood Center Mixed Use; Urban Park and Open Space; Urban Residential Estuary Policy Plan (EPP) – Light Industry 1; Mixed Use District; Off-Price Retail District; Parks; Planned Waterfront Development 1; Planned Waterfront Development 4; Produce Market; Retail Dining Entertainment 1; Retail Dining Entertainment 2; Waterfront Commercial Recreation 1; Waterfront Mixed Use; 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-3, D-LM-4, D-LM-5, D-OTN, IG, M-20, M-30, M-40, OS(LP), OS(NP), OS(RCP), OS(RCA), OS(AF), OS(AMP), 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.

Continued on page 7



Continued from page 6	
Historic Status:	52 Landmarks, 21 Areas of Primary Importance (API); 27 Areas of Secondary Importance (ASI)
City Council District:	2, 3
Staff Recommendation:	Staff recommends that Planning Commission use the Racial Equity Impact Assessment and Plan Options Memo Appendices as background information to provide Staff with feedback on the focus area, focus corridor and strategy options contained within the Plan Options Memo
For Further Information:	Contact Project Manager Alicia Parker at (510) 238-3362 or by email at aparker@oaklandnet.com .

THIS ITEM WAS CONTINUED FROM THE JULY 18, 2018, AGENDA.

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

APPEALS

The Commission will take testimony on each appeal. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, to the public hearing; provided, however, such issues were previously raised in the appeal itself.

Following testimony, the Commission will vote on the staff report and recommendation. If the Commission everses/overturns the staff decision and no alternate findings for decisions have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision. Unless otherwise noted, the decisions in the following matters are final and not administratively appealable. Any party seeking to challenge these decisions in court must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.



COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT By 10:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.

ROBERT MERKAMP
Acting Zoning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: September 5, 2018

***Revised 7-24-18. Item #6 is continued to a date uncertain.**