



*Adhi Nagraj, Chair
Jahmese Myres, Vice Chair
Jonathan Fearn
Tom Limon
Clark Manus
Amanda Monchamp
Emily Weinstein*

March 21, 2018
Regular Meeting

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.

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.

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。



**New online staff report
download instructions**

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.

1.	Location:	PG&E utility pole in sidewalk adjacent to 7015 Outlook Ave
	Assessor’s Parcel Number(s):	Adjacent to: 040A-3417-014-02
	Proposal:	To establish a new “small cell site” telecommunications facility, to enhance existing services, by replacing existing 23’-10” tall PG&E utility pole with a 29’-6” tall pole in the sidewalk and installation of a canister antenna and associated equipment; the antenna would be attached to the top up to 21’-3” and equipment at approx. 9’ to 17’.
	Applicant/Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case Number:	PLN18026
	Planning Permits Required:	Regular Design Review with additional findings for a Macro Telecommunications Facility in a Residential Zone.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential Zone
	Environmental Determination:	Exempt, under the State CEQA Guidelines. Section 15301: Minor alteration to existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	3
	Date Filed:	January 10, 2018
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .



2.	Locations:	Utility poles in public right-of-way adjacent to: <ul style="list-style-type: none"> a) 1315 81st Avenue (PLN17522; APN 041-4202-026-04); Zoning: RM-2 Mixed Housing Type Residential b) 1267 80th Avenue (PLN17523; APN 041-4198-016-00); Zoning: RM-3 c) 979 75th Avenue (PLN17524; APN 041-4155-018-00); Zoning: RM-3 d) 1209 81st Avenue (PLN17525; APN 041-4203-011-00); Zoning: RM-3 Submitted 12/29/17; Zoning: RM Mixed Housing Type Residential; General Plan: Mixed Housing Type Residential; Council District: 7
	Proposal:	To consider requests for four (4) applications to install new "small cell site" Macro Telecommunications Facilities on existing utility by attaching an antenna within a shroud and minimal equipment mounted on the side of the pole.
	Applicant / Phone Number:	Ms. Ana Gomez-Abarca (913) 458-9148 / Black & Veatch
	Owner:	Extenet, et al.
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility in 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:	Appealable to City Council
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandnet.com .

3.	Location:	Utility pole in public right-of-way (sidewalk) adjacent to: <ul style="list-style-type: none"> a) 1068 83rd Avenue (PLN17526; APN 042-4264-001-00) Zone: RM-1, Land Use: Mixed Housing Type Residential; b) 8301 83rd Avenue (PLN17527; APN 042-4263-001-00) Zone: RM-1, Land Use: Mixed Housing Type Residential; c) 1839 96th Avenue (PLN18039; APN 046-5447-017-00) Zone: RM-1, Land Use: Mixed Housing Type Residential.
	Proposal:	To establish (3) wireless "small cell site" Macro Telecommunication Facilities on existing utility light poles located in the Public Right-of-Way.
	Permits Required:	Regular Design Reviews for Macro Telecommunication Facilities in Residential Zoning
	Applicant:	Ana Gomez-Abarca/Black & Veatch & Extenet (for: T-Mobile) (925) 458-9148
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic poles
	City Council District:	7
	For further information:	Contact Case Planner Michael Bradley at (510) 238-6935 or by email at mbradley@oaklandnet.com .



4.	Location:	Utility pole in public right-of-way (sidewalk) adjacent to: <ul style="list-style-type: none"> • a) 9211 A Street (PLN18031; APN 044-4964-001-01) Zone: RD-1, Land Use: Detached Unit Residential; • b) 9204 B Street (PLN18033; APN 044-4964-013-02) Zone: RD-1, Land Use: Detached Unit Residential; • c) 1651 102nd Avenue (PLN17041; APN 047-5513-003-01) Zone: RD-1, Land Use: Detached Unit Residential.
	Proposal:	To establish (3) wireless "small cell site" Macro Telecommunication Facilities on existing utility light poles located in the Public Right-of-Way.
	Permits Required:	Regular Design Reviews for Macro Telecommunication Facilities in Residential Zoning
	Applicant:	Ana Gomez-Abarca/Black & Veatch & Extenet (for: T-Mobile) (925)458-9148
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic poles
	City Council District:	7
	For further information:	Contact Case Planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .

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.



5.	Location:	0 Mandela Parkway. Vacant parcel located across from the neighboring property at 3650 Mandela Parkway and next to Beach St and Target store.
	Assessor's Parcel Number(s):	007-0617-014-05
	Proposal:	To construct a six-story building ("Mandela Hotel") consisting of 220 rooms measuring approximately 142,813 square feet of floor area with a two-level underground parking garage and a surface parking area totaling 166 parking spaces.
	Applicant / Phone Number:	Joanne Park, Lead Architect, Architectural Dimensions (510) 463-8300
	Hotel Operators:	Tulsee Nathu & Paval Nathu
	Property Owner:	State of California
	Case File Number:	PLN16394
	Planning Permits Required:	1) Major CUP for non-residential projects with more than 25,000 square feet of floor area; 2) Minor CUPs transient habitation (hotels) and non-residential tandem parking; 3) Regular Design Review for new building construction; and 4) Minor Variance for front yard setback reduction.
	General Plan / Specific Plan:	Regional Commercial / West Oakland Specific Plan (WOSP)
	Zoning :	CR-1, Regional Commercial Zone
	Environmental Determination:	<p>A detailed CEQA (California Environmental Quality Act) Analysis was prepared for this project, which concluded that the proposed development project satisfies each of the following CEQA Guidelines: (A) 15332- Urban Infill Development; (B) 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; (C) 15183.3 - Streamlining for Infill Projects; (D) 15164 - Addendum to EIRs; and (E) 15168 and 15180 - Program EIRs and Redevelopment Projects. Each of the foregoing provides a separate and independent basis for CEQA compliance.</p> <p>The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, 2nd Floor or online. The CEQA Analysis document for the 0 Mandela Parkway Project can be viewed here: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 (Mandela Parkway CEQA Analysis)</p> <p>The CEQA analysis relied upon in making the Environmental Determination and incorporated by reference within the CEQA Analysis document including the LUTE (Land Use Transportation Element), and West Oakland Redevelopment Plan EIRs that can be viewed here: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158 (LUTE / Item #1)</p> <p>http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/dowd007642.pdf (West Oakland Redevelopment Plan)</p>
	Historic Status:	Non-historic Property
	City Council District:	3
	Date Filed:	11/28/16
	Action to be Taken:	Decision based on staff report
	For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mrivera@oaklandnet.com .



6.	Location:	1261 Harrison Street
	Assessor's Parcel Number(s):	002-0063-002-00
	Proposal:	Proposal to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height that would include approximately 12,000 square feet of retail, 121,000 square feet of office, and 185 dwelling units. The proposal would include the inclusion of affordable units to take advantage of the affordable housing density bonus and concessions.
	Applicant:	Ronnie Turner – (510)395-2766
	Owner:	Pinnacle RED Group, Inc.
	Case File Number:	PLN17438
	Planning Permits Required:	Regular Design Review for new construction and Category II Demolition Findings, Major Conditional Use Permits for a large project in the D-LM Zone in excess of 200,000 square feet and Height Exception to allow the D-LM 275 Height Zone regulations, Minor Conditional Use Permit to allow a base height of up to 85 feet, Minor Variance for loading berths (3 Required; 0 Proposed).
	General Plan:	Central Business District
	Zoning:	D-LM-4 / Height Area – 85'
	Environmental Determination:	Determination Pending, Demolition of the existing building would require the preparation of an Environmental Impact report since the structure is a Historic Resource under CEQA.
	Historic Status:	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
	City Council District:	2
	Action to be Taken:	Review development proposal and provide direction to staff. No official action to be taken on the development application at this hearing.
	Finality of Decision:	No decision will be made at this hearing. The item would need to return to Commission at a later date for a decision which is appealable to City Council.
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandnet.com .

7.	Location:	Jack London Square Development Project: Site F3 (South of Embarcadero, between Alice and Harrison Streets)
	Assessor's Parcel Number(s):	018-0420-004-02
	Proposal:	Final Development Permits for Site F3
	Applicant / Contact Person:	CIM Group, Sean Buran (323) 860-1811
	Owner:	CIM Group
	Case File Number:	ER030004, DA13171, PUD13170-PUDF-03
	Planning Permits Required:	Final Development Permit for Site F3 of Jack London Square Planned Unit Development Project.
	General Plan:	Waterfront Commercial Recreation-1
	Zoning:	C-45 Community Shopping Commercial Zone
	Environmental Determination:	Final EIR certified on March 17, 2004, by the Planning Commission; Addendum #1 approved on September 23, 2014.
	Historic Status:	None for affected sites.
	City Council District:	3 – Lynette Gibson McElhaney
	Date Filed:	October 23, 2017
	Status:	Design Review Committee review on January 31, 2018.
	Action to be Taken:	Consider approval of FDP for Site F3
	Staff Recommendation:	Take public testimony, close the public hearing, and consider decision.
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Catherine Payne at (510) 238-6168 or by email at cpayne@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 reverses/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: April 4, 2018