



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

**June 20, 2018
Regular Meeting**

The meeting was called to order at **6:01pm**.

ROLL CALL

Present: Fearn, Limon, Monchamp, Weinstein, Myres
Excused: Manus, Nagraj

WELCOME BY THE CHAIR

COMMISSION BUSINESS

- Agenda Discussion** 1138 Drury Road was continued to July 11, 2018.
- Director’s Report** None.
- Committee Reports** None.
- Commission Matters** None.
- City Attorney’s Report** None.

OPEN FORUM

(There were initially no speakers present for Open Forum. A group approached after the meeting started, and Chair Myres agreed to reopen the Open Forum session after the last item ended, which was **7:05pm**). Speakers were Patricia St. Onge, Ada Chan, Wilson Riles, Luvia Sanchez, Rochelle Towers, Viola LeBeau, Maria Dorsey, Brett Anne Balamuth, Daniel Ilario, Irene Dick-Endrizzi, Emilio Cordero, Rev. Mary Foran, Nancy Feinstein, Louise Dunlap, Jackie Cabasso, Jayden Jaramillo Johnson.

For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la a reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三 (3) 天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941 或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



CONSENT CALENDAR

1.	Locations:	City street light pole in public right-of-way adjacent to: <ul style="list-style-type: none"> a) 1134 98th Ave (PLN18119; APN: 044-4976-006-00); General Plan: Mixed Housing Type Residential; Zoning: Zoning RM-4; Council District: 7; Submitted 3/2/18 b) 1401 98th Ave (PLN18227; APN 046-5424-026-00); General Plan: Community Commercial; Zoning: CC-2; Council District: 7; Submitted: 5/29/18 c) 9959 International Blvd (PLN18228; APN: 044-4972-006-05); General Plan: Community Commercial; Zoning: CC-2; Council District: 7; Submitted: 5/29/18
	Proposal:	To consider requests for four (4) applications to install new “small cell site” Monopole Telecommunications Facilities on existing poles by attaching antennas to the top of the pole and mounting equipment to the side.
	Applicant / Phone Number:	Ms. Ana Gomez / Black & Veatch (913)
	Owner:	City of Oakland
	Planning Permits Required:	Major Conditional Use Permit & Regular Design Review with additional findings for Monopole Telecommunications Facility in/near Residential Zone; (#1 & 2) Minor Variance for setback not exceeding height (1:1) to residential property
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandnet.com .

2.	Locations:	City street light pole in public right-of-way adjacent to: <ul style="list-style-type: none"> a) 1164 98th Ave (PLN18092; APN: 044-4975-002-01); General Plan: Mixed Housing Type Residential; Zoning: Zoning RM-4; Council District: 7; Submitted 2/14/18 b) 1334 98th Ave (PLN18097; APN: 044-4971-029-00); General Plan: Mixed Housing Type Residential; Zoning: Zoning RM-4; Council District: 7; Submitted 2/14/18
	Proposal:	To consider requests for two (2) applications to install new “small cell site” Monopole Telecommunications Facilities on existing poles by attaching antennas to the top of the pole and mounting equipment to the side.
	Applicant / Phone Number:	James Singleton for Mobilitie (650) 814-0564
	Owner:	City of Oakland
	Planning Permits Required:	Major Conditional Use Permit & Regular Design Review with additional findings for Monopole Telecommunications Facility in Residential Zone; Minor Variance for setback not exceeding height (1:1) to residential property
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandnet.com .



3.	Locations:	City street light pole in public right-of-way adjacent to: <ul style="list-style-type: none"> a) 2701 Telegraph Ave (PLN18229; APN: 009-0689-002-03); General Plan: Community Commercial; Zoning: CC-2; Council District: 3; Submitted: 5/29/18 b) 1103 8th St (PLN18231; APN: 004-0029-010-01); General Plan: Urban Residential; Zoning: RU-2; Council District: 3; Submitted: 5/29/18 c) 845 Market St (PLN18230; APN: 004-0007-065-00); General Plan: Mixed Housing Type Residential; Zoning: RM-1; Council District: 3; Submitted: 5/29/18
	Proposal:	To consider requests for three (3) applications to install new “small cell site” Monopole Telecommunications Facilities on existing poles by attaching antennas to the top of the pole and mounting equipment to the side.
	Applicant / Phone Number:	Matt Yergovich / Vinculums (415) 596-3474
	Owner:	City of Oakland
	Planning Permits Required:	Major Conditional Use Permit & Regular Design Review with additional findings for Monopole Telecommunications Facility in/near Residential Zone; (#2&3) Minor Variance for setback not exceeding height (1:1) to residential property
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandnet.com .

4.	Location:	308 Jackson Street
	Assessor’s Parcel Number:	001-0161-007-06
	Proposal:	To establish a 1,700 square-foot beer taproom with bottle sales, no minors admitted, and a 10:00 P.M. closing time. (“Tiger’s Taproom” / ABC license type No. 42). A community meeting has been held.
	Applicant / Phone Number:	Mr. Brian Chan (510) 409-9084
	Owner:	WM Allegro LLC
	Case File No.:	PLN18165
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Alcoholic Beverage Sales Commercial Activity in the Jack London District
	Estuary Plan:	Mixed Use Development
	Zoning:	C-45 Community Shopping Commercial Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	Council District:	3
	Date Filed:	April 16, 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 Aubrey Rose AICP at (510) 238-2071 or by email at arose@oaklandnet.com .



This item has been continued to the July 11, 2018, Planning Commission meeting.

This item was continued from the May 2, 2018 agenda.

Locations:	City light pole in public right of way adjacent to: ● a) 1138 Drury Rd (PLN17314; APN 048H 7613 011 01) Zoning: RH 4 Zone / S 9 Fire Safety Protection Combining Zone; General Plan: Hillside Residential; Council District: 1; Submitted: 9/18/17
Proposal:	To consider requests for one (1) application to install new “small cell site” Monopole Telecommunications Facility on City light poles by attaching antenna and equipment.
Applicant / Phone Number:	Ms. Ana Gomez- Abarea / Black & Veatch (913) 458-9148
Owner:	Extenet, et al.
Planning Permits Required:	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in Residential Zone; Minor Variance for Monopole not meeting 1:1 height/setback to 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@oaklandnet.com .

The Consent Calendar was called at 6:03pm.

Motion by Commissioner Limon to approve the Consent Calendar, seconded by Commissioner Weinstein.

Ayes: Weinstein, Fearn, Limon, Myres

Noes:

Abstentions: Monchamp

Approved with 4 ayes, 0 noes, and 1 abstention.



PUBLIC HEARINGS

5.	Location:	1900-1944 Broadway
	Assessor’s Parcel Number(s):	008-0638-005-00; 008-0638-006-03; 008-0638-007-10
	Proposal:	Revision of a proposal to construct a new 36-story building with 451 residential units and approximately 50,000 square feet of commercial space. The project also includes reconditioning an existing four story, historically-rated (Cb+1+) building and demolishing a one story commercial building that has no historic rating.
	Applicant /Owner:	Seth Hamalian, 19 th and Bway Associates, LLC
	Case File Number:	PLN15179-R02
	Planning Permits Required:	Design Review for new construction in a CBD zone; Major Conditional Use Permit for new construction over 250 feet in height or 200,000 square feet in floor area; Minor Conditional Use Permits for a reduction of the parking requirement in the CBD zone and a reduction in the size of a loading berth; and a Minor Variance for a reduction of the number of loading berths from two to one.
	General Plan:	Central Business District
	Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone and CBD-C Central Business District General Commercial Zone. Height Area 7 (no height limit).
	Environmental Determination:	Exempt, State CEQA Guidelines Section 15332 – In-fill projects, and Section 15183 - Projects consistent with a community plan, general plan, or zoning.
	Historic Status:	Existing building at the corner of 19th Street and Broadway is rated Cb+1+ and the site is within the Uptown Commercial Area of Primary Importance. This building will be refurbished as part of this project.
	City Council District:	3
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandnet.com .

Item #5 was called at 6:04pm.

Staff Member: Maurice Brenyah-Addow

Applicant: Seth Hamalian

Public Speakers: Christina Caro, Daniel Levy

Motion by Commissioner Weinstein to affirm staff’s environmental determination and approve the revisions, subject to the attached findings and conditions, and that the project return to the DRC, second by Commissioner Fearn.

Ayes: Weinstein, Fearn, Limon, Monchamp, Myres

Noes:



Approved with 5 ayes and 0 noes.

APPEALS

6.	Location:	825, 825 ½, 827 46th Street
	Assessor’s Parcel Number(s):	013-1166-040-00
	Proposal:	Appeal of the Zoning Manager’s Determination.
	Applicant/Owner:	Alexsandr Ivanov
	Case File Number:	DET170053-A01
	Original Case File Number:	DET170053
	Planning Permits Required:	None
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15306, Information collection
	Historic Status:	Non-Historic Property
	City Council District:	1
	Status:	The Zoning Determination Letter was mailed on July 25, 2017 and again on February 02, 2018; Project appealed on February 13, 2018.
	Staff Recommendation:	Deny the Appeal and uphold the Zoning Manager’s Determination.
	Finality of Decision:	Final (not administratively Appealable pursuant to OMC Sec. 17.132.030)
	For Further Information:	Contact Case Planner Brittany Lenoir at (510) 238-4977 or by email at blenoir@oaklandnet.com .

Item #6 was called at 6:35pm.

Staff Member: Brittany Lenoir

Applicant/Appellant: Alexsandr Ivanov

Public Speakers: None.

Motion by Commissioner Limon to deny the appeal, thereby upholding the Zoning Manager’s determination of two legal units at 825-827 46th Street, seconded by Commissioner Weinstein.

Ayes: Weinstein, Fearn, Limon, Monchamp, Myres

Noes:

Approved with 5 ayes and 0 noes.



COMMISSION BUSINESS

Approval of Minutes

None.

Correspondence

None.

City Council Actions

At the June 19, 2018, City Council meeting Commissioner Monchamp was reappointed for a second term and two new Commissioners were appointed to replace outgoing Commissioners Weinstein and Nagraj.

ADJOURNMENT

The meeting was adjourned at **8:10pm**.

NEXT REGULAR MEETING: July 11, 2018

Minutes prepared by Jonathan Arnold