



*C. Blake Huntsman, Chair  
Chris Pattillo, Vice Chair  
Michael Colbruno  
Michael Coleman  
Jim Moore  
Vien Truong,  
Jonelyn Whales*

**January 9, 2013**  
**Regular Meeting**

**ROLL CALL**

**Present:** Huntsman, Pattillo, Colbruno, Coleman, Moore, Whales.

**Excused:** Truong.

**Staff:** Robert Merkamp, Jason Madani, David Valeska, Celena Chen, Cheryl Dunaway.

**WELCOME BY THE CHAIR**

**Agenda Discussion**

Item #1 and 2 to be removed from the Consent Calendar. Item #4 recommends a continuance until further notice, approximately 60 days. Commissioner Colbruno asked if there were any speakers on item #4 and if they wanted to speak on this item before making a decision to continue that item. Staff Member Robert Merkamp explained a vote is needed to continue Item #4. The Planning Commission decided to hear Item #4 in the order on the agenda and vote on a continuance after that.

**Commission Matters**

Chair Huntsman announced that he will present a new Roster for Committee Assignments.

---

***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 Community and Economic Development Agency, Planning and Zoning Division, 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 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.



Vice Chair Pattillo recommended that a Transportation Committee idea be brought before the City Council.

**CONSENT CALENDAR**

Item #3 moved on consent of the Planning Commission.

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

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

**PUBLIC HEARINGS**

1.	<b>Location:</b>	<b>4660 Harbord Drive (APN: 048B-7150-002-04)</b>
	<b>Proposal:</b>	To install a wireless telecommunications facility involving seven (7) screened antennas on three roof sectors and seven (7) screened equipment cabinets located on the roof of the Holy Names high school facilities..
	<b>Applicant:</b>	NSA Wireless Inc. for Verizon Wireless
<b>Contact Person/Phone Number:</b>		Charnel James (530)219-1833
	<b>Owner:</b>	Holy Names High School
	<b>Case File Number:</b>	<b>CMDV12-185</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Regular Design Review to install roof-top antennas and associated equipment ( Macro Telecommunication Facility); and a Minor Variance to waive required 1:1 setback ratio for equipments from the roof edge of building located in the residential zone.
	<b>General Plan:</b>	Institutional
	<b>Zoning:</b>	RD-1 Detached Unit Residential Zone.
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines; Small addition and alteration to an existing school structures; Section 15183 of the State CEQA Guidelines; projects consistent with a Community Plan, General Plan or Zoning.
	<b>Historic Status:</b>	Potential Designated Historic Property (PDHP); Survey Rating:B+3
	<b>Service Delivery District:</b>	2
	<b>City Council District:</b>	1
	<b>Status:</b>	Pending
	<b>Action to be Taken:</b>	Decision of Application
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For Further Information:</b>	Contact case planner <b>Jason Madani</b> at (510) 238-4790 or by email: <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a>

Staff Member Jason Madani gave a presentation and responded to questions asked by Commissioner Colbruno.

Commissioner Whales made a motion to approve, seconded by Commissioner Coleman.

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



2.	<b>Location:</b>	<b>8411 MacArthur Boulevard (APN 043-4622-001-02)(8-11-10)</b>
	<b>Proposal:</b>	To install one (1) new wall mounted antenna behind a new screening element, and to remove four (4) existing wall mounted screened antennas and replaces them with two (2) new antennas (requiring the enlargement of the existing wall mounted screening device). The existing macro-telecommunication is located on an existing church facility and includes nine (9) previously existing roof top mounted screened antennas, and interior and exterior equipment cabinets.
	<b>Applicant:</b>	Sam Savig / Sprint
	<b>Contact Person/Phone Number:</b>	(916)622-3737
	<b>Owner:</b>	Center of Hope Community Church
	<b>Case File Number:</b>	<b>CMD12-125</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Regular Design Review for macro-telecommunication facilities in a residential zone.
	<b>General Plan:</b>	Urban Residential
	<b>Zoning:</b>	RU-4
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State of CEQA Guidelines; existing facilities.
	<b>Historic Status:</b>	PDHP, post-1945 or modernized, potential secondary importance; rating, *c3
	<b>Service Delivery District:</b>	6
	<b>City Council District:</b>	7
	<b>Status:</b>	pending
	<b>Action to be Taken:</b>	Based on staff recommendation
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For Further Information:</b>	Contact case planner <b>Moe Hackett</b> at (510) 238-3973 or by email: <b>mhackett@oaklandnet.com</b>

Zoning Manager Robert Merkamp gave a brief presentation.

Vice Chair Pattillo recommended that this item be pulled due to she doesn't feel it is appropriate for an appendage to be placed on this style of building and would like the appendage placed somewhere else. Much Commission discussion ensued around the design of the telecommunications facility and how it related to the existing structure.

Commissioner Pattillo made a motion to table this item until the applicant can address the issue she raised about the appendage, seconded by Commissioner Moore.

Action on the matter: Motion Denied 4 noes, 2 ayes.

Commissioner Whales made a motion to approve, seconded by Commissioner Colbruno.

Action on the matter: Approved 4 ayes, 2 noes.



3.                   **Location:**   **8818-8824 International Boulevard (APN: 043-4579-011-04)**  
To remove 9 existing wall mounted antennas, install one (1) new antenna and 2 Radio Remote Units (RRU's) within a new roof top penthouse screening device, two (2) new Antennas and four (4) RRU's inside an existing roof top parapet /penthouse screening device, and new ground level equipment . The existing macro-telecommunication includes eighteen (18) previously existing antennas and associated equipment on the Food King market
- Proposal:**                   RRU's inside an existing roof top parapet /penthouse screening device, and new ground level equipment . The existing macro-telecommunication includes eighteen (18) previously existing antennas and associated equipment on the Food King market
- Applicant:**       Christopher Matthews for Sprint
- Contact Person/**   Michelle Weller /Cortel
- Phone Number:**   (925)997-1312
- Owner:**       Alex Preiger
- Case File Number:**   **CMD12-146**
- Planning Permits Required:**   Major Conditional Use Permit and Regular Design Review for macro-telecommunication facilities in a residential zone.
- General Plan:**   Urban Residential
- Zoning:**   RU-5, Urban Residential Zone 5 and RD-1 Detached Unit Residential Zone 1
- Environmental Determination:**   Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing facility  
Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, General Plan or zoning.
- Historic Status:**   PDHP, post-1945 or modernized, potential secondary importance; rating, approximately Dc2+
- Service Delivery District:**   6
- City Council District:**   7
- Date Filed:**   7/28/11 and revised 9/28/12
- Finality of Decision:**   Appealable to City Council within 10 days
- For Further Information:**   Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

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

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



4.	<b>Project Name:</b>	<b>Your Soil Solution</b>
	<b>Location:</b>	<b>800 Cedar Street APN006-0047-001-00)</b>
	<b>Proposal:</b>	Outdoor storage and processing of soil
	<b>Contact Person/Phone Number:</b>	Earl Robertson (510)286-0250
	<b>Owner:</b>	Caltrans (California Department of Transportation)
	<b>Case File Number:</b>	<b>CMD12-205</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit to allow General Manufacturing (soil storage and processing) with dog park on a 5 acre open facility
	<b>General Plan:</b>	Business Mix
	<b>Zoning:</b>	C1X1 Commercial Industrial Mixed Use Zoning District
	<b>Environmental Determination:</b>	California Environmental Quality Act (CEQA) Guidelines Section 15270, Projects Disapproved do not require CEQA review
	<b>Historic Status:</b>	None
	<b>Service Delivery District:</b>	1
	<b>City Council District:</b>	3
	<b>Commission Action to Be Taken:</b>	Approve Staff Recommendation to Disapprove
	<b>Appeal:</b>	To City Council
	<b>For Further Information:</b>	Contact <b>David Valeska</b> at (510) 238-2075 or <a href="mailto:dvalueska@oaklandnet.com">dvalueska@oaklandnet.com</a>

Staff Member David Valeska gave a presentation and recommended this item be continued at the applicant's request to try and work out issues with the neighbors.

**Speakers:** Jose Rodriquez, Linda Lawton, Patti White, Marilyn Reynolds, Marshall Roper, Tyler L. Winters, Daniel Burns, Terry McGovern, Ivery McKnight.

Chair Huntsman explained to the public that this item was recommended for a continuance and there will be another opportunity to speak on this item again at a future meeting.

Commissioner Colbruno clarified if the Planning Commission has to make a determination on the continuance, because he has some questions that he would like to ask while the public is present. He stated that he tried to research the soil company used in this project proposal and it really doesn't show that it's a business. Apparently they filed paperwork to the State of California in 2009, but they haven't been an active business for a while.

He questions if this is a soil and rock place or do they transport soil for various projects and developments from one location to another for storage. What does this business do with the soil and where does it come from? Is a part of the property owned by CalTrans?

This may be creating a difficult use of adjoining residential with less control over the soil storage.

He offered to convey the public's concerns to the Mayor and Staff Member David Valeska, and encourage the public to do the same.

Staff Member David Valeska explained the soil transportation process and the type of business that is being used for this project.

**Applicant:** Vernon Goins gave a brief presentation.



Commissioner Colbruno made a motion to continue for approximately 60 days, seconded by Vice Chair Pattillo.

Action on the matter: 6 ayes, 0 noes.

**City Council Actions**

Staff Member Robert informed the Planning Commission of the swearing in of the new City Council Members for Districts 1, 3 and 5.

**ADJOURNMENT**

Meeting adjourned at approximately 7:15 P.M.

**ROBERT MERKAMP**  
Zoning Manager  
Planning and Zoning Division

**NEXT REGULAR MEETING:** January 16, 2013