



# Oakland City Planning Commission

## AGENDA

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

February 3, 2016  
Regular Meeting

### MEAL GATHERING

5:15 P.M.

#### **Saigon Restaurant, 326 Frank H. Ogawa Plaza, Oakland**

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

6:00 P.M.

#### **Sgt. Mark Dunakin Hearing Room 1, City Hall, One Frank H. Ogawa Plaza, Oakland**

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 p.m.**, 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 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.

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*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 by 3:00 p.m. the Friday before the meeting, to any interested party, at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612. Reports are also available at the Strategic Planning Division on the 3<sup>rd</sup> floor (Suite 3315), which closes at 5:00 p.m.

Staff reports are also available online, generally by 3:00 p.m. the Friday before the meeting, at [www.oaklandnet.com/planning](http://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.

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 Clay Street Garage (located at Clay Street and 14<sup>th</sup> Street) 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 Cheryl Dunaway at [cdunaway@oaklandnet.com](mailto: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.

<b>1.</b>	<b>Location:</b>	<b>The public Right of Way adjacent to 4364 Piedmont Avenue and Glen Eden Avenue. Nearest lot adjacent to the project site. APN: (013-1120-001-03).</b>
	<b>Proposal:</b>	To install a wireless telecommunication facility (Crown Castle) on an existing 39'-4" tall PG&E utility pole located in the public right-of-way: The project involves Installation of one 24" wide antenna panel mounted at a height of 37'-4"; an associated equipment box, one battery backup and meter boxes within shroud attached to the pole at 8' height above ground.
	<b>Applicant:</b>	Crown Castle
	<b>Contact Person/Phone Number:</b>	Bob Gundermann & Jason Osborn (925)899-1999
	<b>Owner:</b>	Pacific Gas & Electric.PG&E
	<b>Case File Number:</b>	<b>PLN15-390</b>
	<b>Planning Permits Required:</b>	Major Design Review to install a wireless Telecommunication Macro Facility to on existing PG&E pole located in the public right of way in CN-1 zone.
	<b>General Plan:</b>	Neighborhood Center Mixed Use.
	<b>Zoning:</b>	CN-1 Neighborhood Center Zone.
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing utility pole. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	Not a Potential Designated Historic Property; Survey Rating: N/A
	<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>	<i>Appealable to City Council</i>
	<b>For Further Information:</b>	Contact case planner Jason Madani at (510) 238-4790 or by email: <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a>



<b>2.</b>	<b>Location:</b>	<b>3126 Market Street APN: 009-0713-025-00</b>
		The project involves demolition of three existing detached garage structures and constructs a rear two-story residential dwelling located in the rear portion of lot that already contains a duplex for a total of three (3) residential units located on a 9,200 square feet parcel. There are 5 off-street parking spaces are provided at the site.
	<b>Proposal:</b>	
	<b>Applicant:</b>	Jeff Orwig
<b>Contact Person/ Phone number:</b>		(925) 766-4233
	<b>Owner:</b>	Amrit Sidhu
	<b>Case File Number:</b>	PLN15-301
<b>Planning Permits Required:</b>		Major Conditional Use Permit to allow three (3) residential dwellings in the RM-2 zone; Regular Design Review to construct one new detached residential unit.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2 Zone
<b>Environmental Determination:</b>		Exempt, Section 15303 of the State CEQA Guidelines: New construction of small structures; and Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b>	OCHS Rating : D3
<b>Service Delivery District:</b>		1
<b>City Council District:</b>		3
	<b>Date Filed:</b>	12/22/15
	<b>Finality of Decision:</b>	Appealable to City Council within 10 calendar 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>

## ***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.

<b>3.</b>	<b>Location:</b>	<b>4251 MacArthur (APN: 030-1981-132-00)</b>
	<b>Proposal:</b>	To establish a new limited service restaurant and café with alcohol beverage sales within a vacant commercial space.
	<b>Applicant:</b>	Degrees Plato, LLC
	<b>Contact Person/Phone Number:</b>	Jason Overman (650)426-8758
	<b>Owner:</b>	Phua-Lee Family Trust
	<b>Case File Number:</b>	<b>PLN15307</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit to allow an Alcoholic Beverage Sales Activity in CN-2 Neighborhood Center Mixed Use commercial zone within a limited service Restaurant and Café. Major Variance for alcoholic beverage sales within 1,000 feet of a civic use and in an over concentration area.
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	CN-2 Neighborhood Center Mixed Use Commercial Zone.
	<b>Environmental Determination:</b>	15301 of the State CEQA Guidelines; minor alterations to an existing facility. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	Not a Potential Designated Historic Property; Survey Rating: D3
	<b>Service Delivery District:</b>	4
	<b>City Council District:</b>	4
	<b>Status:</b>	Pending
	<b>Action to be Taken:</b>	Decision of Application
	<b>Finality of Decision:</b>	<i>Appealable to City Council within 10 days</i>
	<b>For Further Information:</b>	Contact case planner Michael Bradley at (510) 238-6935 or by email: <a href="mailto:mbradley@oaklandnet.com">mbradley@oaklandnet.com</a>



- 4. Location:** 250 14<sup>th</sup> Street  
(APN: 008-06260-17-00; & -018-00)
- Proposal:** Proposal to construct a new 16 story residential building containing 126 units including approximately 3,000 square feet of ground floor retail on 14<sup>th</sup> Street, which would replace the existing surface parking lot.
- Applicant:** Bay Development
- Contact Person/Phone Number:** Maria Poncel – (415) 828-7061
- Owner:** Golden Stone Investment Corp
- Case File Number:** **PLN15-306**
- Planning Permits Required:** Regular Design Review for new construction, Major Conditional Use Permits to allow D-LM height area 175 standards, to allow a tower setback of 10 feet instead of 20 feet, and to allow a parking reduction in the CBD Zone; and Vesting Tentative Parcel Map for new condominiums.
- General Plan:** Central Business District
- Zoning:** D-LM-2 Zone, Height Area D-LM 85  
CBD-C Zone, Height Area 2 (85 feet)
- 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, 2<sup>nd</sup> Floor or on-line at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>
- Historic Status:** Not a historic property – vacant parking lot
- Planning District:** Metro
- City Council District:** 3
- Status:** Pending
- Action to be Taken:** Decision on application based on Staff Report
- Finality of Decision:** Appealable to City Council
- For Further Information:** Contact case planner **Peterson Z. Vollmann** at (510) 238-6167 or by email: [pvollmann@oaklandnet.com](mailto:pvollmann@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**  
**Development Planning Manager**  
**Secretary to the Planning Commission**  
**Planning and Building Department**

**NEXT REGULAR MEETING:** February 17, 2016