



Oakland City Planning Commission

Minutes

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

February 3, 2016
Regular Meeting

ROLL CALL

Present: Moore, Nagraj, Bonilla, Monchamp, Myres, Pattillo.

Excused: Weinstein.

Staff: Robert Merkamp, Michael Bradley, Peterson Vollmann, Heather Lee, Cheryl Dunaway

WELCOME BY THE CHAIR

Committee Reports

Chair Moore gave a report on the Special Planning Commission Meeting held on February 1, 2016.

Mr. Merkamp gave a status report on the concerns the speakers from the January 20, 2016 Planning Commission meeting concerning the removal of the bus stop on Broadway. He and the Planning and Building Director are still reviewing the matter to receive more information on the circumstances. Bus stop removals usually fall under the purview of the Oakland Public Works Department (OPW).

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。



CONSENT CALENDAR

COMMISSIONERS BONILLA AND MONCHAMP RECUSED THEMSELVES FROM HEARING THIS ITME DUE TO CONFLICTS OF INTEREST.

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

Action on the matter: Approved 4 ayes, 0 noes.

1.	Location:	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).
	Proposal:	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.
	Applicant:	Crown Castle
	Contact Person/Phone Number:	Bob Gundermann & Jason Osborn (925)899-1999
	Owner:	Pacific Gas & Electric.PG&E
	Case File Number:	PLN15-390
	Planning Permits Required:	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.
	General Plan:	Neighborhood Center Mixed Use.
	Zoning:	CN-1 Neighborhood Center Zone.
	Environmental Determination:	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.
	Historic Status:	Not a Potential Designated Historic Property; Survey Rating: N/A
	Service Delivery District:	2
	City Council District:	1
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com

COMMISSIONERS BONILLA AND MONCHAMP RECUSED THEMSELVES FROM HEARING THIS ITME DUE TO CONFLICTS OF INTEREST.

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

Action on the matter: Approved 4 ayes, 0 noes.



2.	Location:	3126 Market Street APN: 009-0713-025-00
		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.
	Proposal:	
	Applicant:	Jeff Orwig
Contact Person/ Phone number:		(925) 766-4233
	Owner:	Amrit Sidhu
	Case File Number:	PLN15-301
	Planning Permits Required:	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.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zone
	Environmental Determination:	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
	Historic Status:	OCHS Rating : D3
	Service Delivery District:	1
	City Council District:	3
	Date Filed:	12/22/15
	Finality of Decision:	Appealable to City Council within 10 calendar days
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email:jmadani@oaklandnet.com

COMMISSIONERS BONILLA AND MONCHAMP RECUSED THEMSELVES FROM HEARING THIS ITME DUE TO CONFLICTS OF INTEREST.

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

Action on the matter: Approved 4 ayes, 0 noes.



3.	Location:	4251 MacArthur (APN: 030-1981-132-00)
	Proposal:	To establish a new limited service restaurant and café with alcohol beverage sales within a vacant commercial space.
	Applicant:	Degrees Plato, LLC
Contact Person/Phone Number:	Owner:	Jason Overman (650)426-8758 Phua-Lee Family Trust
	Case File Number:	PLN15307
Planning Permits Required:		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.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-2 Neighborhood Center Mixed Use Commercial Zone.
Environmental Determination:		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.
	Historic Status:	Not a Potential Designated Historic Property; Survey Rating: D3
Service Delivery District:		4
City Council District:		4
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
For Further Information:		Contact case planner Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandnet.com

Staff Member Michael Bradley gave a presentation.

Applicant: Richard Allen and Mercedes Allen gave a presentation.

Speaker: Jean Marie Moore.

PUBLIC COMMENT SESSION CLOSED.

Commissioner Myres made a motion to approve, seconded by Commissioner Bonilla.

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



4.	Location:	250 14th 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 th 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 nd 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 .

Staff Member Peterson Vollmann gave a presentation.

Applicants: Maria Poncel and Stuart Jones gave a PowerPoint presentation.

Speakers: Eric Arnold, Gloria Cohen, Jack Backus, Desi Mundo, Sandra Wong, Kevin Fontes, Nicholas Brentley, Lailan Huen, Kristin Hanke, Lungusu Malonga, Carla Service, Alex Ludlum, James E, Vann, Teshone Jones, Stephen Leeper, Jay Hormes.

PUBLIC COMMENT SESSION CLOSED.



Commissioner Pattillo made a motion to approve with the following conditions:

- Include a condition that requires all residents, tenants, sub-tenants, short term occupants and future owners to sign a noise disclosure agreement acknowledging their awareness of the noise/music in the neighborhood.
- Include a condition that this developer makes provisions to protect the mural on the adjacent property and prevent it from being destroyed during the course of construction.
- Encourage the developer to continue to make best efforts to work with City of Oakland staff and the community to find a location and funding to create a new mural at the new location.
- Should the applicant choose to pay the public art fee, please encourage City of Oakland departments to allocate a portion of that fee to subsidize the painting of the new mural, seconded by Commissioner Bonilla.

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

COMMISSION BUSINESS

Chair Moore reminded the Planning Commission to please review the Planning Commission Winter/Spring schedule and inform Mr. Merkamp right away if they are unavailable to attend any future meetings.

Approval of Minutes

Commissioner Pattillo made a motion to approve, seconded by Commissioner Bonilla.

Action on the matter: Approved 5 ayes, 1 abstention (Myres).

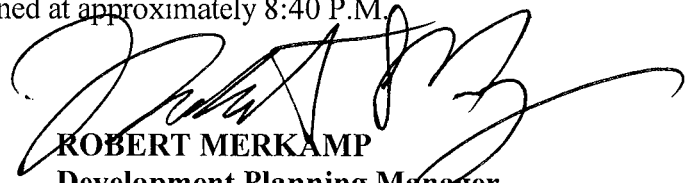
City Council Actions

Mr. Merkamp reported that, at the Community and Economic Development (CED) meeting held on Tuesday, January 26, 2016 They began hearing discussions on impact fees. Further detailed discussion will be held at the next Community and Economic Development (CED) meeting held on Tuesday, February 9, 2016 to discuss details of how and what the impact fees will be implemented.

2630 Broadway (Biff's Coffee Shop) was appealed and will be brought before the City Council at a future meeting date.

ADJOURNMENT

Meeting adjourned at approximately 8:40 P.M.


ROBERT MERKAMP
Development Planning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: February 17, 2016

NOTE: For further details on this meeting, please view the video on the oaklandnet.com website.