



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

February 20, 2013
Regular Meeting

ROLL CALL

Present: Pattillo, Coleman, Moore.

Excused: Huntsman, Colbruno, Truong, Whales.

Staff: Scott Miller, Robert Merkamp, Darin Ranelletti, Heather Lee, Cheryl Dunaway.

WELCOME BY THE CHAIR

COMMISSION BUSINESS

**No quorum for tonight' s
Planning Commission Meeting.**

Staff Member Robert Merkamp explained the process that there has to be 4 or more Planning Commissioners to constitute a quorum and vote on the items. Since there is only 3 Planning Commissioners present, only items that do not need a vote may be heard at tonight' s meeting.

Agenda Discussion

Staff Member Robert Merkamp presented the Draft Spring – Summer 2013 Hearing Schedule. He also informed the public and Planning Commission that item #s 2 and 4 were removed from this agenda and will be heard at March 6 and 20, 2013 Planning Commission Meetings. Vice Chair Pattillo

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.



recommended that item #3 be heard since it is to receive public and Planning Commission comments only.

Director's Report

Interim Director, Scott Miller announced the new appointment of the Planning and Building Director, Rachel O'Dwyer Flynn who will begin on March 4, 2013.

Vice Chair Pattillo thanked both Interim Director, Scott Miller and Acting Manager, Robert Merkamp for doing a good job in their temporary positions.

OPEN FORUM

Speaker: Genevieve Wilson.

CONSENT CALENDAR

No quorum to vote on consent calendar, hence, this item will be placed on the March 20, 2013 agenda.



1. **Location:** Claremont Avenue (located in the Public Right of Way across to 7541 Claremont Avenue APN:. 048H-7672-021-00)
Proposal: Installation of a AT&T wireless telecommunication facility to an existing 53' high PG&E utility pole: two Kathrein antennas/ arm bracket, and guard arm mounted at approximately at 37' -2" pole height; and associated equipment box; one battery backup; and one meter box within possible singular equipment box attached to the pole, at a height of 8' above ground located in public right of way.
Applicant: Extenet Systems.
Contact Person/Phone Number: Matthew Yergovich (415)596-3474
Owner: Pacific Gas & Electric.
Case File Number: DR13-031
Planning Permits Required: Major Regular Design Review to install a wireless Telecommunication Macro Facility to an existing PG&E pole located in the public right of way within a residential zone.
General Plan: Hillside Residential
Zoning: RH-3 Hillside Residential Zone-3.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to existing structures. 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
Date Filed: 1/23/13
Action to be Taken: Decision of Application
Finality of Decision: Appealable to City Council within 10 days
For Further Information: Contact case planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com



PUBLIC HEARINGS

PLEASE NOTE: ITEM 2 HAS BEEN CONTINUED TO MARCH 20, 2013

2.	Location: 6226 Moraga Avenue (APN: 048F-7361-009-04) The Montclair Firehouse
	Proposal: To determine the appropriate zoning classification of City owned surplus property (The Montclair Firehouse) prior to potential sale.
	Applicant: City of Oakland
	Contact Person: City of Oakland Real Estate Services, Anthony Reese
	Phone Number: (510) 238-6357
	Owner: City of Oakland
	Case File Number: ZR09-019
	Planning Permits Required: Zoning Review to determine the appropriateness of the current zoning classification
	General Plan: Open Space
	Zoning: OS (CP) Open Space (Community Park)
	Environmental Determination: Exempt, Section 15312 of the State CEQA Guidelines: Surplus Government Property Sales; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Designated Historic Property (DHP); Survey rating: B+a3
	Service Delivery District: 2
	City Council District: 4
	Date Filed: 1/25/13
	Status: Pending
	Action to be Taken: Determination of appropriate zoning classification and recommendation to the City Council based on staff report
	Finality of Decision: Appealable to City Council within 10 days
	For further information: Contact case planner Maurice Brenyah Addow, Planner III at (510) 238-6342 or mbrenyah@oaklandnet.com



3.	Project Name: Safeway Redevelopment Project (Broadway @ Pleasant Valley Avenue)
	Location: 5050-5100 Broadway (APN 014-1242-002-03 & 014-1242-005-07)
	Proposal: Redevelopment of the existing Rockridge Shopping Center, including demolition of all 185,500 square feet of existing buildings and construction of a new Safeway store and other retail, office, and restaurant space, totaling approximately 322,500 square feet with approximately 967 off-street parking spaces. Proposed modifications to streets in the project vicinity including Broadway/51 st Street/Pleasant Valley Avenue, Pleasant Valley Avenue/Gilbert Street, Broadway/Coronado Avenue, and Broadway/College Avenue intersections.
	Applicant/Phone Number: Property Development Centers / (925) 738-1239
	Owner: Alvin B. Chan, Inc.; Safeway, Inc. (ground lessee)
	Case File Numbers: CMDV09-135; CP09-090; ER09-007
	Planning Permits Required: <ol style="list-style-type: none"> 1) Regular Design Review for new construction; 2) Interim Conditional Use Permit to apply the policies of the General Plan to the portions of the site in the R-50 Zone; 3) Major Conditional Use Permit to allow a Drive-Through Nonresidential Facility; 4) Major Conditional Use Permit to allow alcoholic beverage sales in conjunction with a new General Food Sales Commercial Activity (new Safeway store); 5) Minor Variance to allow a building height up to 70 feet in the C-30 Zone where the maximum allowed height is 45 feet; and 6) Creek Protection Permit (Category IV) to allow development on a creekside property.
	General Plan: Community Commercial
	Zoning: C-30 District Thoroughfare Commercial Zone (portion of site); C-40 Community Thoroughfare Commercial Zone (portion of site); R-50 Medium Density Residential Zone (portion of site); S-4 Design Review Combining Zone (entire site)
	Environmental Determination: A Draft Environmental Impact Report (EIR) has been prepared. A Notice of Release/Availability for the Draft EIR was published on <u>January 11, 2013</u> . The public comment period on the Draft EIR ends on <u>February 25, 2013</u> .
	Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating: X
	Service Delivery District: 2
	City Council District: 1
	Status: Pending
	Action to be Taken: Receive comments on the Draft EIR and the project. No decision will be made on the project at this hearing.
	Finality of Decision: Appealable to City Council within 10 days
	For Further Information: Contact case planner Darin Ranelletti at (510) 238-3663 or by email at dranelletti@oaklandnet.com

Staff Member Darin Ranelletti gave a presentation and answered the following questions asked by Vice Chair Pattillo.

Vice Chair Pattillo asked if notification to the public clearly stated the deadline date for comments.



Applicant: David Zylstra gave a PowerPoint Presentation.

Speakers: Stuart Flashman, Valerie Winemiller, Gail Cooper, Matt B. Jork, Jane Kramer, Laurence Mayers, Dave Campbell, Evan Haarz, Lolis Ramirez, Karen Hester.

Planning Commission Comments, Questions and Concerns:

Vice Chair Pattillo asked the applicant to respond to some of the housing issues and to explain Greenhouse gasses. Her other comments related to documentation ensuring success of the trees that will be planted in the service parking area and the issue of safety near the adjacent quarry.

Commissioner Moore asked for clarification of the distinction between vehicles miles traveled vs. passenger miles traveled. He would like to revisit traffic safety issues at adjoining intersections.

Commissioner Coleman welcomes a name change to reduce the confusion this may cause with there being two Safeway' s bearing the " Rockridge" name. He asked about public transportation access from Pleasant Valley Avenue and expressed a desire to see housing incorporated at some point in the plan, if practical.

APPEALS

PLEASE NOTE: ITEM 4 HAS BEEN CONTINUED TO MARCH 6, 2013

Location:	5610 Broadway, 5616 Broadway, and 5633 Manila Avenue (APN's: 048A-7042-004-00, 048A-7042-005-00, 048A-7041-002-00)
Proposal:	Appeal of an Administrative decision to approve a modification to an existing 1,309 sq. ft. single family residence with a garage at 5616 Broadway by raising it and creating a 1,558 sq. ft. story underneath to a total of 27' - 3" in height, converting the building for a Montessori preschool, and increasing enrollment by 59 children for the three parcel campus to a total of 191 children. Parking will be provided at 5633 Manila Avenue and 5 new tandem parking spaces will be added.
Applicant:	Viet Q. Truong / Kahn Design
Owners:	Isidro and Diane O'Valle
CASE File #:	A12-150 (CDV09-044)
Appellants:	Jerald Shapiro, Laurel Shapiro, J.D. Zamfirescu
Planning Permits Required:	Minor Conditional Use Permit to allow the expansion of a Community Education Civic Activity and allow tandem parking; Regular Design Review to allow exterior alterations; Minor Variance to allow a rear yard of 4' where 15' is required.
General Plan:	Detached Unit Residential
Zoning:	5610 Broadway: RM 1 Mixed Housing Type Residential Zone - 1 5616 Broadway: RM 1 Mixed Housing Type Residential Zone - 1 5633 Manila Avenue: RD 1 Detached Unit Residential Zone - 1

(continued on page 7)




(continued from page 6)		Exempt, Section 15301 of the State CEQA Guidelines:
Environmental Determination for the Approval:		Minor alterations to an existing facility;
		Section 15332 of the State CEQA Guidelines:
		Infill Projects;
Historic Status:		Section 15183 of the State CEQA Guidelines:
		Projects Consistent with a Community Plan, General Plan, or Zoning
		5610 Broadway: Potential/Not a Potential Designated Historic
		Property; Survey rating: XC3? (Potentially Secondary or Superior
		Example);
Service-Delivery District:		5616 Broadway: Potential Designated Historic Property; Survey
		rating: De3 (Minor Importance, Potentially Secondary or Superior
		Example);
City Council District:		5633 Manila Avenue: Potential Designated Historic Property; Survey
		rating: C3 Secondary Importance or Superior Example
Status:	2	
Action to be Taken:	1	
Finality of Decision:		The application was approved by the Zoning Manager on August 1,
For Further Information:		2012.
		The approval was subsequently appealed by the appellant on August
		13, 2012.
		The Planning Commission approved the appeal by straw vote on
		November 14, 2012
		Decision on appeal
		Final (Not Appealable pursuant to OMC Sec. 17.132.030)
		Contact case planner Ulla Britt Jonsson at (510) 238-3322 or by email
		at ujonsson@oaklandnet.com .

Approval of Minutes

No quorum to vote on the December 5, 2012
and December 19, 2012

ADJOURNMENT

Meeting adjourned at approximately 7:20 P.M.


ROBERT MERKAMP
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING: March 6, 2013