



Oakland City Planning Commission

Minutes

Vien Truong, Chair
Sandra E. Gálvez, Vice Chair
Michael Colbruno
C. Blake Huntsman
Madeleine Zayas-Mart

April 6, 2011
Regular Meeting

ROLL CALL

Present: Truong, Galvez, Colbruno, Huntsman, Zayas-Mart

Staff: Scott Miller, Aubrey Rose, Joann Pavlinec, Catherine Payne, Ulla Britt-Jonssen, Kathy Kleinbaum, Patrick Lane, Mark Wald, Heather Lee, Cheryl Dunaway

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Staff Member Scott Miller gave a report on the Temporary improvements made to the oaklandnet.com website accessibility to view the agenda and staff reports online.

Agenda Discussion

No changes made to the agenda

Commission Matters

Commissioner Zayas-Mart gave a report of her attendance at Mayor Quan' s Community Workshop on Saturday April 2, 2011 in District 1.

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 devise, 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.



OPEN FORUM

Speaker: Sanjiv Handa

CONSENT CALENDAR

Items 1 and 2 moved on consent of the Planning Commission.

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| 1. | Location: | 5427 Telegraph Avenue (APN: 014-1221-003-07) |
| | Proposal: | To collocate 6 small Radio Remote Unit (RRU' s) antennas and to replace 3 antenna panels on the existing 76-ft. high steel Monopole including the installation of a ground-mounted equipment cabinet. |
| | Contact Person: | AT&T, Jonathan Fong |
| | Phone Number: | (916) 717-4427 |
| | Owner: | Telegraph Business Properties |
| | Case File Number: | CMD10-267 |
| | Planning Permits Required: | Major Conditional Use Permit to operate a Monopole Telecommunications facility in a residential zone; Regular Design Review to install a Telecommunications Facility |
| | General Plan: | Urban Residential & Community Commercial |
| | Zoning: | R-70 High Density Residential Zone & C-28 Commercial Shopping District Zone |
| | Environmental Determination: | Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities (additions to existing structures); Section 15183 of the State CEQA Guidelines: Projects consistent with a Community plan, General Plan or Zoning |
| | Historic Status: | PDHP (Potential Designated Historic Property; Survey Rating: B +3 |
| | Service Delivery District: | 2 |
| | City Council District: | 1 |
| | Date Filed: | October 18, 2010 (revised plans submitted on 02/09/11) |
| | Action to be Taken: | Decision based on staff report |
| | Finality of Decision: | Appealable to City Council within 10 calendar days |
| | For Further Information: | Contact case Planner Mike Rivera at (510) 238-6417 , or by email at mriviera@oaklandnet.com |

Commissioner Colbruno made a motion to approve items 1 and 2, seconded by Commissioner Zayas-Mart. Action on the matter: Approved 5 ayes, 0 noes.



2. **Location:** 3500 MacArthur Boulevard (APN: 037A-2701-029-03)
Proposal: Replace two (2) telecommunication antennas with two (2) new telecommunication antennas and the installation of four (4) new RRU' s.
Applicant: AT&T, John Yu of Lyle Company
Contact Person/Phone Number: John Yu
Owner: Mills College
Case File Number: CMDV10-345
Planning Permits Required: Regular Design Review to replace two (2) telecommunication antennas with two (2) new telecommunication antennas and the installation of four (4) new RRU' s
Major Conditional Use Permit for the installation of a Monopole telecommunication facility within 100 feet of a residential zone.
Minor Variance for a Monopole facility (existing) of 98 feet where 45 feet is permitted.
General Plan: Institutional
Zoning: R-50 Medium Density Residential Zone
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: Potential Designated Historic Property; Survey Rating: B +1 +
Service Delivery District: 5
City Council District: 6
Status: Pending
Action to be Taken: Decision of Application
Finality of Decision: Appealable to City Council within 10 calendar days
For Further Information: Contact case planner Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandnet.com

Commissioner Colbruno made a motion to approve items 1 and 2, seconded by Commissioner Zayas-Mart. Action on the matter: Approved 5 ayes, 0 noes.



PUBLIC HEARINGS

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| 3. | Location: | 1547 Lakeside Drive (Scottish Rite Temple) |
| | Assessor's Parcel Number: | 008 -0630-008-01 |
| | Proposal: | To establish a member's only bar with a 12:00am closing time in an existing 1,850 square-foot upper floor lounge. (requires ABC license type 51 / Club) |
| | Applicant/ | Don Parker/Oakland Scottish Rite Temple |
| | Phone Number: | (925) 389-6600 |
| | Owner: | Oakland Scottish Rite Temple Association |
| | Case File Number: | CM11020 |
| | Planning Permits Required: | Major Conditional Use Permit to allow an Alcoholic Beverage Sale Commercial Activity (OMC 17.58.040; 17.134.020(A)(2)(a)(viii)); Additional criteria (2 sets) for 1) sale of alcoholic beverages, and 2) for findings of Public Convenience or Necessity for an over-concentrated area (OMC Sec. 17.102.210(B)(3)) |
| | General Plan: | Central Business District |
| | Zoning: | CBD-R Central Business District Residential Zone |
| | Environmental Determination: | Exempt, Section 15301 of the State CEQA Guidelines: Operations of existing facilities; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning |
| | Historic Status: | DHP (Designated Historic Property); Survey rating: A1 + (API contributor, highest importance; Historic District: Lake Merritt) |
| | Service Delivery District: | Metro |
| | City Council District: | III - Nadel |
| | Date Filed: | February 9, 2011 |
| | Action to be Taken: | Approve the application with conditions |
| | Finality of Decision: | Appealable to City Council within 10 calendar days |
| | For Further Information: | Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com |

Staff Member Aubrey Rose gave a presentation and answered questions asked by the Planning Commission.

Staff Member Scott Miller explained to the Planning Commission the voting process/procedure of accepting a new condition into the record.

Commissioner Huntsman made a motion to accept the submission of condition 18 into the record, seconded by Commissioner Zayas-Mart. Condition accepted by unanimous vote of the Planning Commission.

Applicants: Don Parker and Alex Kirkpatrick gave a brief presentation and answered questions asked by the Planning Commission concerning the necessity for the applicants to obtain a liquor license for certain events that serve alcoholic beverages and the need to obtain a permit to have live entertainment and amplified music.

Speakers: Lisa Malul, Sanjiv Handa



Planning Commission recommended that an amendment be made to the application to include conditions pertaining to noise.

Staff Member Scott Miller recommended an amendment to Condition 18 which will address noise.

Motion to approve made by Commissioner Huntsman, seconded by Commissioner Colbruno.
Action on the matter: Approved 5 ayes, 0 noes.

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| 4. | Location: 2647 International Boulevard St. Joseph' s Senior and Family Housing Project (APNs 025-0701-004-01, 025-0701-007-01, 025-0701-008-00, 025-0701-010-02, 025-0701-010-03) |
| | Proposal: Revisions to previously approved Preliminary Development Plan (PDP), including: <ul style="list-style-type: none"> 1) Modification to project phasing; and 2) Modification to retain the garage building. Design Review of Phase II Addendum Area, rehabilitation of the Laundry Building and the Smokehouse, and the proposed maintenance and repair of the Garage Building, and landscaping. |
| | Applicant: Bridge Housing Corporation |
| Contact Person/Phone Number: | Smitha Seshadri, Project Manager (415)989-1111 |
| Owner: | Bridge Economic Development Corporation |
| Case File Number: | PUDF11044; REV110003 |
| Planning Permits Required: | Planned Unit Development Final (PUDF) for Phase II Addendum Area; Design Review for Phase II Addendum Area; Revisions to Preliminary Development Plan (PDP) |
| General Plan: | Community Commercial |
| Zoning: | C-40 Community Thoroughfare Commercial, C-28 Commercial Shopping District, C-60 City Service Commercial (Subsequent Zone - CIX-2) |
| Environmental Determination: | Reliance on previously adopted Joint Mitigated Negative Declaration (MND) (CEQA) and a Finding of No Significant Impact (FONSI) (NEPA) adopted by the Planning Commission on December 19, 2007 |
| Historic Status: | City of Oakland Landmark 84-317; Nominated for Listing on the National Register of Historic Places, pending project completion. |
| Service Delivery District: | 4 |
| City Council District: | 5 |
| Date Filed: | February 18, 2011 |
| Action to be taken: | Approve with conditions |
| Finality of Decision: | Appealable to City Council within 10 calendar days |
| For Further Information: | Contact Joann Pavlinec at (510) 238-6344 or by email: jpavlinec@oaklandnet.com |

Staff Member Joann Pavlinec gave a presentation and answered questions asked by Planning Commission.

Applicant: Fred Pollock and Smitha Seshadri gave a powerpoint presentation.



Planning Commission commented on their disappointment in the design of the proposed project being very similar to the Macarthur Transit Village (MTV) project in item #5. They would've liked to have seen more creativity in the design.

Commissioner Huntsman made a motion to approve, seconded by Commissioner Zayas-Mart. Action on the matter: Approved 5 ayes, 0 noes.

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| 5. | Location: | Macarthur Transit Village: Tentative Tract Map 8047: Parcel D (generally located adjacent to the Macarthur BART station; on the west side of Telegraph Avenue between 40th Street and West Macarthur Boulevard (see map) |
| | Assessors Parcel Numbers | 012-0969-053-03, 012-0968-055-01, 012-0967-01, 012-0969-002-00, 012-0969-003-00, 123-0969-053-02, 012-0969-004-00, 012-0968-003-01, 012-0967-009-00, and 012-0967-010-00 |
| | Proposal: | Construct Stage Two (2) of the Macarthur Transit Village project (PUD06058), including: 90 affordable residential units in four stories over a generally sub-grade parking podium (project includes 90 parking spaces and associated open space). |
| | Applicant(s): | BRIDGE Housing Corporation, Robert Stevenson, (415) 989-1111 x7518 |
| | Owner(s): | West Macarthur Transit Community Partners (MTCP) |
| | Case File Number(s): | PUDF10304, V10323, TTM8047 (related to PUD06058) |
| | Planning Permits Required: | Final Development Permit, Minor Variances for parking space dimensions and off-site loading (TTM8047 considered previously by the Planning Commission) |
| | General Plan: | Neighborhood Mixed Use |
| | Zoning: | S-15 Transit-Oriented Development Zone |
| | Environmental Determination: | An Environmental Impact Report (EIR) was certified in June 2008. |
| | Historic Status: | There are no Potential Designated Historic Properties located on the project site. |
| | Service Delivery District: | Service District 2 |
| | City Council District: | 1 - Brunner |
| | Status: | Design Review on February 23, 2011 |
| | Action to be Taken: | Consider recommendation of Final Development Permit and two (2) Minor Variances for Macarthur Transit Village Stage 2 to City Council |
| | Finality of Decision: | NA |
| | For further information: | Contact case planner Catherine Payne at (510) 238-6168 or by email at cpayne@oaklandnet.com |

Staff Member Catherine Payne gave a presentation.

Applicants: Robert Stevenson gave a powerpoint presentation and Fred Pollock gave a brief presentation.

Speakers: Ruth Treisman, Walter Miles, Michelle Moore, Sanjiv Handa.

Planning Commission complained about the staff report attachments being way too large and the amount of paper used to copy the reports is very wasteful. The preference is for large reports and attachments be placed on a CD for the Planning Commissioner's review.



Planning Commission commented on the color of the building in this proposed project and that it didn't appear to give a warm feeling to it. Planning Commission gave suggestions of using wood siding instead of stucco, change the color of the building to give it a warm feeling.

Commissioner Colbruno made a motion to approve, seconded by Commissioner Zayas-Mart.

Action on the matter: Approved 5 ayes, 0 noes.

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| 6. | Location: | The Lowell/Gaskill neighborhood (Amendment Area), an area that covers approximately 150 acres in North Oakland, generally between 67th Street to the north, 53rd Street to the south, San Pablo Avenue to the west, and the intersection of Adeline and Market Streets to the east. |
| | Proposal: | Scoping Session for a Draft Environmental Impact Report (DEIR) to receive comments on implementation of proposed amendments to the Broadway/MacArthur/San Pablo Redevelopment Plan to expand the Project Area boundaries to include the Amendment area, to increase the bonding capacity to finance the proposed redevelopment activities in the Amendment area, and to renew the existing eminent domain authority to extend beyond 2012. |
| | Applicant: | Redevelopment Agency of the City of Oakland |
| | Contact Person/Phone Number: | Kathy Kleinbaum, Redevelopment Project Manager, (510)238-7185 |
| Case File Number: | | ER11-001 |
| Planning Permits Required: | | To be determined |
| | General Plan: | Mixed Housing Type Housing and Business Mix |
| | Zoning: | R-40, R-50, HBX-1, C-25 |
| Environmental Determination: | | An Environmental Impact Report (EIR) will be prepared for the proposed redevelopment plan amendments. |
| | Historic Status: | The Amendment Area includes a few buildings that are listed on the Local Register and multiple Potentially Designated Historic Properties. |
| | Service Delivery District: | 2 |
| | City Council District: | 1 - Brunner |
| | Status: | The Notice of Preparation will be issued on March 16, 2011 |
| | Action to be Taken: | Receive public and Commission comments about what information and analysis should be included in the Draft Environmental Impact Report |
| | For Further Information: | Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or by email at ujonsson@oaklandnet.com |

Staff Member Ulla-Britt Jonsson gave a presentation.

Speakers: James Muir, Sanjiv Handa.

Staff Member Kathy Kleinbaum answered questions asked by the Planning Commission.

No Decision will be made at tonight's meeting. This is only to receive public and Commission comments on what should be included in the Draft Environmental Impact Report.



- 7.
- Location:** Central District Redevelopment Project Area, an approximately 828-acre area in downtown Oakland generally bounded by I-980, Lake Merritt, 27th Street, and the Embarcadero
- Proposal:** Public Hearing on the Draft Environmental Impact Report (DEIR) for proposed amendments to the Central District Redevelopment Area Plan that: (1) Extend the time limits on plan effectiveness and the receipt of tax increment revenues by 11 years, (2) Increase the cap on tax increment revenues, (3) Extend the time limit for use of eminent domain and restrict eminent domain to nonresidential properties, (4) Amend affordable housing provisions, and (5) Make other required changes.
- Applicant:** Redevelopment Agency of the City of Oakland
- Contact Person/Phone Number:** Blair Miller, Redevelopment Project Manager (510) 238-2055
- Case File Number:** ER10-0003
- Planning Permits Required:** To Be Determined
- General Plan:** Central Business District, Urban Open Space District, Institutional District, Urban Residential District.
- Estuary Plan:** Off-Price Retail District, Retail Dining Entertainment 1 and 2 Districts, Produce Market District, Mixed Use District, Waterfront Warehouse District, Planned Waterfront Development 1 District.
- Zoning:** CBD-R, Central Business District-Residential Zone, CBD-P, Central Business District-Pedestrian Retail Commercial Zone, CBD-C, Central Business District-General Commercial Zone, CBD-X, Central Business District-Mixed Commercial Zone, S-2, Civic Center Zone, S-4, Design Review Combining Zone, S-7, Preservation Combining Zone, S-12, Residential Parking Combining Zone, S-19, Health and Safety Protection Overlay Zone, OS (SU), Open Space Special Use Park Zone, OS (NP), Open Space Neighborhood Park Zone, OS (RSP), Open Space Region-Serving Park Zone, OS (LP), Open Space Linear Park Zone, OS (RCA), Open Space Resource Conservation Area Zone, C-25, Office Commercial Zone, C-30, District Thoroughfare Commercial Zone, C-40, Community Thoroughfare Commercial Zone, C-45, Community Shopping Commercial Zone, C-55, Central Core Commercial Zone, C-60, City Service Commercial Zone, D-BR, Broadway Retail Frontage Interim Combining District Zone, R-90, Downtown Apartment Residential Zone, M-20, Light Industrial Zone, M-30, General Industrial Zone, CIX-1, Commercial Industrial Mix 1 Zone.
- Environmental Determination:** A Draft EIR has been prepared for the proposed amendments
- Historic Status:** Redevelopment Project Area includes numerous buildings, districts, sites, and structures that are listed on or eligible for National, California, and Local Registers of Historic Resources and thus are considered CEQA Historic Resources
- Service Delivery District:** 1, 2, Metro
- City Council District:** 2, 3
- Status:** Draft Environmental Report was published for a 45-day review period (starting on March 18, 2011 and ending at 4:00 pm on May 2, 2011)
- Action to be Taken:** Receive public and Commission comments on the Draft Environmental Impact Report.
- For Further Information:** Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or by email at ujonsson@oaklandnet.com

Staff Members Ulla-Britt Jonsson and Patrick Lane gave a presentation with the assistance of Rena Mohamed from ESA Consultants and answered questions asked by the



Planning Commission.

Speaker: Sanjiv Handa.

Planning Commission raised the question about what would happen to this and other open projects if Redevelopment is eliminated as proposed by Governor Brown. Patrick Lane responded to the question. Planning Commission commented that they would like details concerning this project creating more jobs and affordable housing.

No decision will be made at tonight's meeting. This is only to receive public and Commission comments on the Draft Environmental Impact Report.

APPEALS

There are no appeals on this agenda.

COMMISSION BUSINESS

Approval of Minutes

Approval of March 2, 2011 and February 2, 2011 Minutes. Commissioner Huntsman made a motion to approve, seconded by Commissioner Galvez with corrections to be made to the March 2, 2011 minutes.

ADJOURNMENT

Meeting adjourned at approximately 9:20 P.M.



SCOTT MILLER
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING:

April 20, 2011