



Oakland City Planning Commission

Minutes

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

May 4, 2011
Regular Meeting

ROLL CALL

Present: Truong, Galvez, Huntsman, Zayas-Mart

Excused: Colbruno

Staff: Scott Miller, Aubrey Rose, Heather Klein,
Mark Wald, Cheryl Dunaway

WELCOME BY THE CHAIR

Agenda Discussion

No changes in the agenda

Director' s Report

Aubrey Rose gave an update on #CM10301 for 211 Foothill Blvd, Suite B (Rockin Crawfish restaurant) approved February 2, 2011 pursuant to condition of approval #26.

Speaker: Sanjiv Handa

Committee Reports

Zoning Manager Scott Miller announced that the Residential Appeal Committee Meeting will be held on May 11, 2011

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.



CONSENT CALENDAR

Item #1 removed from consent calendar and will be heard as a public hearing. Items #2 and 3 moved on consent of the Planning Commission.

2.	Location:	3534 Lake Shore Avenue
	Assessors Parcel Numbers:	(011 -0874-020-00)
	Proposal:	Request for a Major Conditional Use Permit and Design Review to co-locate a total of one (1) additional panel antenna , replace two existing panel antennas (total of thee new antennas), enlarge existing equipment shelter to accommodate two additional cabinets to an existing unmanned macro telecommunications facility located on the 10 th Ave. Baptist Church.
	Applicant:	Jonathan Fong / Lyle Co.
	Contact Person/ Phone Number:	Jonathan Fong (925) 997-1312
	Owner:	Tenth Avenue Baptist Church
	Case File Number:	CMD10-303
	Planning Permits Required:	Major Conditional Use Permit to co-locate to an existing wireless telecommunication macro facility within a residential zone and Regular Design Review to add a total of 3 new antennas and enlarge an existing equipment shelter. All new and existing antennas will be fully screened with appropriate RF screens matching the building.
	General Plan:	Detached Unit Residential
	Zoning:	R-50 Medium Density Residential Zone
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures, 15301 existing facilities; 15183 Projects consistent with the General Plan or Zoning.
	Historic Status:	Potential Designated Historic Property (PDHP); Survey rating: C2+
	Service Delivery District:	III
	City Council District:	II
	Date Filed:	11/22/10
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com

Motion given by Commissioner Huntsman to approve, seconded by Commissioner Zayas-Mart.
Action on the matter: Approved 4 ayes, 0 noes.



3. **Location:** Longcroft Drive (located in the Public Right-of-Way adjacent to 6391 Longcroft Drive); APN: 048D-7280-057-00
- Proposal:** Installation of a wireless telecommunication facility to the existing PG&E pole consisting of: increasing the existing pole height from 43' to 49' ; one panel Kathrein antenna mounted approximately at 51' -6" to the top of the pole; and associated equipment box (6' tall by 18" wide); one battery backup, and one meter box attached to the existing pole, at a height of between 7' to 9' -6" above ground located in public right of way.
- Applicant:** Extenet Systems
- Contact Person/Phone Number:** Rick Hirsch/(415)337-7826
- Owner:** Pacific Gas & Electric
- Case File Number:** DR10-330
- Planning Permits Required:** Major Regular Design Review to install a wireless Telecommunication Facility to an existing PG&E pole located in the public right-of-way within a residential zone.
- General Plan:** Hillside Residential
- Zoning:** RH-4 Hillside Residential Zone-4
- 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:** No Historic Record
- Service Delivery District:** 2
- City Council District:** 4
- Status:** Pending
- Action to be Taken:** Decision of Application
- Finality of Decision:** Appealable to City Council within 10 days
- For Further Information:** Contact case planner Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandnet.com

Motion given by Commissioner Huntsman to approve, seconded by Commissioner Zayas-Mart.
Action on the matter: Approved 4 ayes, 0 noes.

**PUBLIC HEARINGS**

1.	Location:	Chealsea Drive (located in the Public Right-of-Way adjacent to 2473 Chealsea Drive); APN: 048D-7281-008-00
	Proposal:	Installation of a wireless telecommunication facility to the existing PG&E pole consisting of: increasing the existing pole height from 25' to 39' ; two panel Kathrein antennas mounted at approximately 31' -6" pole height; and associated equipment box (6' tall by 18" wide); one battery backup, and one meter box attached to the existing pole, at a height of between 7' to 9' -6" above ground located in public right of way.
	Applicant:	Extenet Systems
	Contact Person/Phone Number:	Rick Hirsch/(415)337-7826
	Owner:	Pacific Gas & Electric
	Case File Number:	DR10-326
	Planning Permits Required:	Major Regular Design Review to install a wireless Telecommunication Facility to an existing PG&E pole located in the public right-of-way within a residential zone.
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential Zone-4
	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:	No Historic Record
	Service Delivery District:	2
	City Council District:	4
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandnet.com

Zoning Manager Scott Miller gave a brief presentation.

Applicant: Rick Hirsh gave a presentation and answered questions asked by the Planning Commission.

Speakers: Paul Sluis, Mitch Swobe, Darby Swobe.

Planning Commission raised the question about the applicant's aesthetics on the proposed location of the new telephone pole and telecom equipment.

Planning Commission would also like to see if the antenna can be tightened onto the proposed new telephone pole.

Commissioner Zayas-Mart gave a motion to approve, seconded by Commissioner Huntsman. Action on the matter: Approved 4 ayes, 0 noes.



4.	<p>Location: <u>Foothill Square Shopping Center</u> 10700 MacArthur Boulevard & 10605 Foothill Boulevard</p> <p>Assessor' s Parcel Numbers: 047 -5589-001-04; 047 -5589-001-07; 047 -5594-001-00</p> <p>Proposal: Redevelopment of Foothill Square Shopping Center (approx. 14 acre site currently containing approx. 156,000 square-foot floor area): Proposal includes the demolition of 3 buildings and a portion of a 4th (approx. 50,000+ square-foot total), construction of 5 new commercial buildings including a 71,950 square-foot FoodsCo. supermarket, a gas station at 10605 Foothill Blvd., minor additions & exterior renovations to existing structures for 200,916 square-feet of total floor area at center. In addition, the project will include tree removal and replacement throughout the site, construction of a new vehicle ramp at Foothill Blvd., new fences, landscaping and signage throughout the project site.</p> <p>Applicant: Jay-Phares Corporation</p> <p>Contact Person/ John Jay/ Phone Number: (510) 562-9500</p> <p>Owner: MacArthur Boulevard Associates</p> <p>Case File Numbers: CMDV08-187 / PMW10019 / ER08-00016 / T08-00056</p> <p>Planning Permits Required: Major Conditional Use Permit to allow an Alcoholic Beverage Sales Commercial Activity with construction exceeding 25,000 square-feet new floor area on a project site exceeding 1 acre in area; Minor Conditional Use Permits to allow an Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activity in C-30 Zone and a Master Sign Program; Minor Variance (required parking) to allow 746 stalls total where 828 are required; Regular Design Review for new construction exceeding 25,000 square-feet of floor area; Tree Removal Permit to remove 95 Protected Trees; and Parcel Map Waiver for a lot line adjustment between two parcels</p> <p>General Plan: Community Commercial</p> <p>Zoning: C-30 District Thoroughfare Commercial Zone/ S-4 Design Review Combining Zone</p> <p>Environmental Determination: An Initial Study was prepared and a Notice of Intent to Adopt a Mitigated Negative Declaration was released for public comment on April 4, 2011. The comment period expires May 3, 2011. The proposed Project represents a small portion of the development projected to occur under the <i>Central City East Redevelopment Plan</i> and analyzed in the <i>Central City East Redevelopment Plan 2003 EIR</i>. This activity is within the scope of the program approved earlier, and the program EIR adequately describes the activity for the purposes of CEQA.</p> <p>Historic Status: Non-Historic Property</p> <p>Service Delivery District: 6</p> <p>City Council District: 7</p> <p>Date Filed: June 10, 2008</p> <p>Action to be Taken: Decision based on staff report</p> <p>Finality of Decision: Appealable to City Council within 10 days</p> <p>For Further Information: Contact case planner Aubrey Rose, Planner II at (510) 238-2071 or arose@oaklandnet.com</p>
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Aubrey Rose gave a presentation.

Speakers: Sanjiv Handa, Earl Williams, Gloria Jeffery.

Applicant: John Jay gave a presentation.

Planning Commission raised questions and concerns of how would the storm water flow be handled and treated, about the design not being as pedestrian friendly as it could be and the reason this project wasn't brought to the Design Review Committee before coming to the Planning Commission.

Motion given by Commissioner Huntsman to approve, seconded by Commissioner Galvez.
Action on the matter: 4 ayes, 0 noes.

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| 5. | Project Name: | Kaiser Center Office Project |
| | Location: | 300 Lakeside Drive, APN: 008-0652-001-05
Block bounded by 20 th Street, Webster Street, 21 st Street, and Harrison Street. |
| | Proposal: | Redevelopment of a portion of the Kaiser Center Office site. The Project would add approximately 1,474,992 square feet of net new development in two phases. Phase I would (a) demolish the existing 20 th Street Mall (approximately 58,190 square feet), (b) construct a 34 story office tower (approximately 641,972 square feet), and (c) reconfigure the 122,606 square foot rooftop garden by removing 18,369 square feet and adding 22,933 square feet along 20 th Street for a net gain of 4,564 square feet. Phase II includes the (a) demolition of the Webster Street Mall (approximately 38,190 square feet) and (b) construction of a 42-story office tower (approximately 833,020 square feet). This Project also includes the addition of 697 parking spaces in a subterranean and above ground parking garage and construction of 46,200 square feet of retail at the ground level and on the 6 th floor of the towers. |
| | Applicant: | The Swig Company on behalf of its affiliate, SIC-Lakeside Drive LLC |
| | Contact Person/Phone Number: | Tomás Schoenberg, (415) 291-1100 |
| | Owner: | SIC-Lakeside Drive, LLC |
| | Case File Number: | ER 08-003, PUD 08-103, TPM 9848 |
| | Planning Permits Required: | Vesting Tentative Parcel Map, Planned Development Permit, |
| | (Continued on page 7) | Preliminary Development Plan |



(Continued from page 6)	
General Plan:	Central Business District
Zoning:	CBD-C, Central Business District Commercial, adopted July 21, 2009. (The zoning when the application was deemed complete was C-55, Central Core Commercial; S-4, Design Review Combining Zone; S-17, Downtown Residential Open Space, which is applicable here)
Environmental Determination:	A Draft Environmental Impact Report (DEIR) was published for a 45-day review period from August 23, 2010 to October 7, 2010. The Final EIR will be published on April 21, 2011.
Historic Status:	Kaiser Center Building & Rooftop Garden are CEQA Historic Resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; appears eligible for the National Register individually and as part of the Lake Merritt District (code 3B))
Service Delivery District:	1 – Downtown/West Oakland/Harbor
City Council District:	3
Action to be Taken:	Adopt the CEQA findings, including Certification of the Environmental Impact Report and decision on the applications based on staff report.
Finality of Decision	Appeal to City Council within 10 days.
For Further Information:	Contact project planner Heather Klein at (510) 238-3659 or by email hklein@oaklandnet.com

Staff Member Heather Klein gave a presentation.

Applicant: Jeanne Myerson gave a presentation.

Speakers: Chris Patillo, Naomi Schiff, Gordon Osmundson, Sanjiv Handa, Tomas Schoenberg and David Preiss, representing the applicant also spoke.

Motion given by Commissioner Huntsman to approve, seconded by Vice Chair Galvez.

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



OPEN FORUM

Speaker: Sanjiv Handa

ADJOURNMENT

Meeting adjourned at approximately 8:10 P.M.

SCOTT MILLER
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING: May 18, 2011