



*C. Blake Huntsman, Chair
Doug Boxer, Vice Chair
Michael Colbruno
Sandra E. Gálvez
Vince Gibbs
Vien Truong
Madeleine Zayas-Mart*

May 5, 2010
Regular Meeting

ROLL CALL

Present: Huntsman, Boxer, Colbruno, Galvez, Gibbs, Truong

Excused: Zayas-Mart

Staff: Scott Miller, Joann Pavlinec, Mike Rivera, Michael Bradley, Kiran Jain

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Director's Report

Summary Report on the March 24, 2010 Joint DRC/LPAB Committee Meeting on design review of historic properties and in historic districts - Joann Pavlinec gave a summary of the discussion of March 24th. From the staff report, the Commission gave consensus on recommendations #1 and #2 and did not agree with recommendation #3.

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.



Commission Matters

Commissioner Colbruno requested an update of the 6400 Shattuck alcohol application, which had been up for hearing at last night's (May 4th) Council Meeting.

OPEN FORUM

Speakers: Peter Waller, Sanjiv Handa

CONSENT CALENDAR

See action for Items #1, #2, and #3 below Item #3.

1.	Location: Public right-of-way (median) across the street from 5651 Moraga Avenue
	Assessor's Parcel Number: N/A
	Proposal: To remove existing utility pole-mounted AT&T wireless communications equipment cabinets and relocate them to a ground-mounted equipment platform screened by a new wooden fence.
	Applicant: AT&T Wireless
	Contact Person /Phone No.: Jason Osborne (415)559-2121
	Case File Number: CMD09-248
	Planning Permits Required: Major Conditional Use Permit to install a new telecommunications facility in a residential zone; Regular Design Review for new ground-mounted equipment cabinets.
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: State CEQA Guidelines: Categorically Exempt, Sections 15301(b); minor alterations to existing facilities; Section 15183, projects consistent with a community plan, general plan or zoning.
	Historic Status: Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
	Service Delivery District: 2
	City Council District: 4
	Date Filed: November 12, 2009
	Status: Pending.
	Action to be taken: Decision on application based on staff report
	Finality of Decision: Appealable to City Council within 10 calendar days
	For further information: Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at: mbrenyah@oaklandnet.com

2.	Location: 4660 Harbord Drive (APN: 048B-7150-002-04)
	Proposal: To install a wireless communication facility consisting of 3 concealed panel antennas and 3 microwave antennas on the exterior walls of the existing penthouses, and 1 equipment cabinet inside the elevator penthouse located on the rooftop of the school facility.

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Contact Person: ClearWire, Michelle Weller
Phone Number: (925) 997-1212
Owner: Holy Names High School
Case File Number: **CMD09-286**
Planning Permits Required: Major Conditional Use Permit to operate a Macro telecommunication facility in a residential zone;
Regular Design Review to install a total of 6 concealed antennas, and 1 equipment cabinet.
General Plan: Institutional
Zoning: R-30 One-Family Residential 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: Potential Designated Historic Property (PDHP);
Survey Rating: B+3, Major Importance
Service Delivery District: 2
City Council District: 1
Date Filed: December 22, 2009
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

3. **Location:** 6235 La Salle Avenue
APN : 048F-7357-013-01
Proposal: To install "Clearwire" wireless communications antennas and accompanying equipment cabinets on the upper level of existing public parking structure.
Applicant: Clearwire
Contact Person /Phone No.: Michelle Weller - (925)451-0423
Case File Number: **CMD10-016**
Planning Permits Required: Major Conditional Use Permit to install a telecommunications facility within 100 feet of a residential zone; Regular Design Review for new wireless antennas.
General Plan: Neighborhood Center Mixed Use
Zoning: C-27 Village Commercial Zone
Environmental Determination: State CEQA Guidelines: Categorically Exempt, Sections 15301(b); minor alterations to existing facilities; Section 15183, projects consistent with a community plan, general plan or zoning.
Historic Status: Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
Service Delivery District: 2
City Council District: 2
Date Filed: January 21, 2010
Status: Pending.
Action to be taken: Decision on application based on staff report
Finality of Decision: Appealable to City Council within 10 calendar days
For further information: Contact case planner **Maurice Brenyah-Addow** at **(510) 238-6342** or by email at: mbrenyah@oaklandnet.com



Items #1, #2, and #3 were taken as a single motion and vote. There was no discussion and no speakers.

Motion to approve as per staff recommendations Colbruno, seconded by Galvez.

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

PUBLIC HEARINGS

4.	Location:	1644 Telegraph Avenue (APN 008-0640-012-00)
	Proposal:	Alcoholic Beverage Service (In a Bar/Nightclub) in a 1,000 square foot existing commercial space
	Contact Person/Phone Number:	Alexeis Filipello (510)381-5394 for BarDogwood
	Owner:	Richard Weinstein
	Case File Number:	CM10-069
	Planning Permits Required:	Major Conditional Use Permit for Alcoholic Beverage Sales (In a Bar/Nightclub), proposed hours 4 pm to 2 am.
	General Plan:	Central Business District
	Zoning:	CBD-P Central Business District-Pedestrian Retail Commercial Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Modification of small structures Additional citation: Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status:	Potential Designated Historic Property, minor importance, potentially secondary importance, Survey Rating Dc3
	Service Delivery District:	Metro
	City Council District:	3
	Staff Recommendation:	Approve
	Finality of Decision:	Appealable to City Council within 10 calendar days
	For Further Information:	Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

Scott Miller gave a brief introduction. Applicant Alexeis Filipello explained the project.

There were no speakers on the item.

Motion to approve subject to staff recommendation Boxer, seconded Gibbs.

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

PLEASE NOTE: ITEM #5, BELOW, HAS BEEN REMOVED FROM THIS AGENDA.



5.	Location:	1331 Harrison Street (corner of 14th Street)
	Proposal:	Temporary auto-fee parking (up to four years), surface lot, up to 49 spaces
	Applicant(s):	Terra Linda Development Services, LLC
	Owner(s):	Peter Iwate, Kansai Development Inc.
	Case File Number(s):	CU09197
	Planning Permits Required:	Variance
	General Plan:	CBD
	Zoning:	CBD-P, CBD-C
	Environmental Determination:	Exempt, CEQA sections: 15304, Minor Alterations to land; 15311, Accessory Structures; 15332 Infill Development Projects
	Historic Status:	The property is not a PDHP, nor is it located within a Area of Primary or Secondary Importance. However, the project is directly across 14 th Street from the Coit Building Group Historic District; the district is an Area of Primary Importance and on the National Register of Historic Places. The rear property line abuts the Hotel Menlo Group District; this district is an Area of Secondary Importance. In addition, the project is directly across Harrison Street from the Hotel Oakland; this is a City Landmark with the Oakland Cultural Heritage Survey (OCHS). It is rated A3 and is a Designated Historical Property (DHP) of the highest importance. It is also listed on the National Register of Historical Places.
	Service Delivery District:	Metro Downtown
	City Council District:	2—Kernighan
	Status:	NA
	Action to be Taken:	Consider approval of Variance
	Finality of Decision:	Appealable to City Council within 10 calendar days
	For further information:	Contact case planner Catherine Payne at (510) 238-6168 or by email at cpayne@oaklandnet.com

6.	Location:	1500 E. 12th Street (APN: 020-0114-015-00)
	Proposal:	To establish a coin operated laundry facility and full service salon (Consumer Service Commercial Activities)
	Applicant:	Phil Do
	Contact Person/Phone Number:	Phil Do (415)987-1780
	Owner:	Phil Do
	Case File Number:	CM10-065
	Planning Permits Required:	Major Conditional Use Permit to establish a coin-operated laundry facility (Consumer Service Commercial).
	General Plan:	Business Mix
	Zoning:	CIX-2 Commercial Industrial Mix 2 Zone

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Environmental Determination:

Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to existing structures.

Exempt, Section 15303 of the State CEQA Guidelines; construction of small structures.

Exempt, Section 15332 of the State CEQA Guidelines, In-fill development project.

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: C3

Service Delivery District:

3

City Council District:

2

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

Scott Miller gave a brief introduction to the project and explained the parameters of Ordinance 12972 regarding Laundromats. Michael Bradley provided a staff report on the application.

Quyen Do, representing the applicant, gave a presentation on the proposal.

Speakers: Narian Dung Tran, Li-Sheng Fu, Lakicha Burke, Dien Dam, John Jay, Monica Sun, Laura Blair, Carlos Plazola, David Preiss, Robert Antelme, Alexandre Machado, Nancy Chung, Bill Phua, Lee Do, Elvecio Machado, Sanjiv Handa.

The Commission discussed the application at length, and asked staff and the applicant questions.

Motion to approve Truong, seconded Gibbs.

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

COMMISSION BUSINESS

Approval of Minutes:

April 21, 2010 (Approved 6-0)

Correspondence

City Council Actions

ADJOURNMENT

The meeting was adjourned at approximately 8:10 p.m.

SCOTT MILLER

Zoning Manager

Planning and Zoning Division

NEXT REGULAR MEETING:

May 19, 2010