



*Chris Pattillo, Chair  
Jim Moore, Vice Chair  
Jahaziel Bonilla  
Michael Coleman  
Jahmese Myres  
Adhi Nagraj  
Emily Weinstein*

**May 6, 2015  
Regular Meeting**

**ROLL CALL**

**Present:** Pattillo, Moore, Bonilla, Coleman, Myres, Nagraj, Weinstein.

**Staff:** Robert Merkamp, Elois Thornton, Jason Madani, David Valeska, Peterson Vollmann, Heather Lee, Cheryl Dunaway.

**WELCOME BY THE CHAIR**

**Agenda Discussion**

Item #6 has been rescheduled to the May 20, 2015 Planning Commission Meeting. Item #7 will be heard directly after the Consent Calendar items.

**Director's Report**

**Deputy Director Darin Ranelletti** gave a presentation on the Citywide Impact Fee Nexus Study And Implementation Strategy – Status Update.

**Committee Reports**

Mr. Merkamp and Commissioners Myres and Weinstein gave a status report on the Policies and Procedures Meeting held on April 29, 2015.

**CONSENT CALENDAR**

Item numbers 1, 2 and 3 were moved on consent of the Planning Commission.

Vice Chair Moore made a motion to approve, seconded by Commissioner Myres.

**Action on the matter:** Approved 7 ayes, 0 noes.

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***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.



<b>1.</b>	<p><b>Location:</b> 0 Claremont Avenue : located in the public right-of-way on the east side of Claremont Avenue, northwest of Grizzly Peak Boulevard, and northeast of a fire trail at a bend in Claremont Avenue (nearest lot APN: 048H-7900-004-01)</p> <p><b>Proposal:</b> To install a wooden pole with two panel antennas on top, extending 51feet above ground. Radio frequency ("RF") notification signage is proposed at a location about 45 feet high on the pole. An 8feet long, 2 feet wide, 2 feet deep equipment shroud is proposed to be mounted on the pole at 11-feet to 19-feet above ground. Inside the shroud will be placed battery backup, radio and fiber demarcation units. An electrical meter box will be located on the pole below the shroud at 8 feet high above the ground.</p> <p><b>Applicant:</b> Extenet Systems Inc./AT&amp;T Mobility</p> <p><b>Contact Person/Phone Number:</b> Matthew Yergovich (415) 596-3474</p> <p><b>Owner:</b> AT&amp;T Mobility</p> <p><b>Case File Number:</b> <b>PLN14-051</b></p> <p><b>Planning Permits Required:</b> Major Conditional Use Permit and Regular Design Review to install a wireless Telecommunication wooden Monopole Facility located in public right of away within the residential zone.</p> <p><b>General Plan:</b> Hillside Residential</p> <p><b>Zoning:</b> RH-1 Hillside Residential Zone.</p> <p><b>Environmental Determination:</b> Exempt, Section 15303 of the State CEQA Guidelines; New Telecommunication structure. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, General Plan or Zoning.</p> <p><b>Historic Status:</b> Not a Potential Designated Historic Property; Survey Rating: N/A</p> <p><b>Service Delivery District:</b> 2</p> <p><b>City Council District:</b> 1</p> <p><b>Status:</b> Pending</p> <p><b>Action to be Taken:</b> Decision of Application</p> <p><b>Finality of Decision:</b> Appealable to City Council</p> <p><b>For Further Information:</b> Contact case planner <b>Jason Madani</b> at (510) 238-4790 or by email: <a href="mailto:jsmadani@oaklandnet.com">jsmadani@oaklandnet.com</a></p>
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Vice Chair Moore made a motion to approve, seconded by Commissioner Myres.

**Action on the matter:** Approved 7 ayes, 0 noes.

<b>2.</b>	<p><b>Location:</b> 0 Skyline Boulevard (adjacent to the Sequoia Arena Gate of Joaquin Miller Park) (APN: 029-1200-007-03)</p> <p><b>Proposal:</b> Installation of a wireless telecommunication facility on a new 56' wood pole; two panel Kathrein antennas mounted at approximately at 53'-4"pole height; and associated equipment box (6' tall by 18" wide); one battery backup, and one meter box attached to the new pole, at a height of 10'-10" above ground located in public right of way.</p> <p><b>Applicant:</b> Yergovich &amp; Associates, LLC / Matthew Yergovich</p> <p><b>Contact Person/ Phone Number:</b> Matthew Yergovich (415) 596-3474</p> <p><b>Owner:</b> New Cingular Wireless PCS, LLC (d/b/a AT&amp;T Mobility)</p> <p><b>Case File Number:</b> <b>PLN14053</b></p> <p><b>Planning Permits Required:</b> Major Conditional Use Permit to install a wireless Telecommunication Facility on a new pole located in public right of away within the open space zone.</p> <p><b>General Plan:</b> Hillside Residential</p> <p>(Continued on page 3)</p>
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(Continued from page 2) **Zoning:** OS (RCA) Open Space Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; alterations to existing facilities; 15183 Projects consistent with the General Plan or Zoning.  
**Historic Status:** Not A Potential Designated Historic Property (PDHP); Survey rating:  
**Service Delivery District:** IV  
**City Council District:** 4  
**Date Filed:** 3/11/14  
**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](mailto:jherrera@oaklandnet.com)

Vice Chair Moore made a motion to approve, seconded by Commissioner Myres.

**Action on the matter:** Approved 7 ayes, 0 noes.

**3. Location:** 0 Skyline Boulevard (adjacent to the EBMUD water tank of Roberts Regional Recreation Area of Joaquin Miller Park) (APN: 029-1200-007-03)  
**Proposal:** Installation of a wireless telecommunication facility on a new 55' wood pole; two panel Kathrein antennas mounted at approximately at 52' pole height; and associated equipment box (6' tall by 18" wide); one battery backup, and one meter box attached to the new pole, at a height of 10' above ground located in public right of way.  
**Applicant:** Yergovich & Associates, LLC / Matthew Yergovich  
**Contact Person/ Phone Number:** Matthew Yergovich/(415) 596-3474  
**Owner:** New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility)  
**Case File Number:** PLN14054  
**Planning Permits Required:** Major Conditional Use Permit to install a wireless Telecommunication Facility on a new pole located in public right of away within the open space zone.  
**General Plan:** Hillside Residential  
**Zoning:** OS (RCA) Open Space Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; alterations to existing facilities; 15183 Projects consistent with the General Plan or Zoning.  
**Historic Status:** Not A Potential Designated Historic Property (PDHP); Survey rating:  
**Service Delivery District:** IV  
**City Council District:** 4  
**Date Filed:** 3/11/14  
**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 email: [jherrera@oaklandnet.com](mailto:jherrera@oaklandnet.com)

Vice Chair Moore made a motion to approve, seconded by Commissioner Myres.

**Action on the matter:** Approved 7 ayes, 0 noes.



**PUBLIC HEARINGS**

<b>4.</b>	<b>Location:</b>	<b>960 Arlington Avenue (APN: 015-1296-001-02)</b>
	<b>Proposal:</b>	Installation of a Wireless Telecommunications facility involving eight (8) antennas (located inside two new penthouse screening enclosures), and generator located on the roof of two-story commercial/industrial building. The associated mechanical equipment cabinet will be located within the building.
	<b>Applicant:</b>	Complete Wireless Consulting for Verizon Wireless.
<b>Contact Person/Phone Number:</b>		Maria Kim (916)247-6087
	<b>Owner:</b>	Thomas Mcelroy
	<b>Case File Number:</b>	<b>PLN15-006</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Regular Design Review to install a Macro Telecommunications Facility located in the Housing Business Mix Commercial Zone
	<b>General Plan:</b>	Housing Business Mix Commercial Zone.
	<b>Zoning:</b>	HBX-1 Housing Business Mix Commercial Zone
<b>Environmental Determination:</b>		Exempt, Section 15301 and 15303 of the State CEQA Guidelines; minor additions and 3.alterations to existing structures. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, General Plan or Zoning.
	<b>Historic Status:</b>	Not a Potential Designated Historic Property; Survey Rating: N/A
	<b>Service Delivery District:</b>	2
	<b>City Council District:</b>	1
	<b>Status:</b>	Pending
	<b>Action to be Taken:</b>	Decision of Application
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For Further Information:</b>	Contact case planner <b>Jason Madani</b> at (510) 238-4790 or by email: <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a>

**Staff Member Jason Madani** gave a presentation.

**Applicant:** Maria Kim gave a presentation.

**Speakers:** Deborah Yaffe, Marcia Ewing, Greg Hendricks, Kim Lucas, Darrin Weyers, Scott Holderby, Francisco Marisol.

**PUBLIC COMMENT SESSION CLOSED.**

Commissioner Coleman made a motion to continue this item to a date uncertain so that a thorough study of alternative locations is completed, an alternative design that's aesthetically satisfactory and the lack of coverage be robustly demonstrated, seconded by Commissioner Nagraj.

**Action on the matter:** Approved 5 ayes, 2 noes (Myres, Bonilla).



<b>5.</b>	<b>Project Name:</b>	<b>Shell Minimart</b>
	<b>Location:</b>	<b>610 Market Street (APN: 001-0223-001-00 and 001-0223-005-00)</b>
	<b>Proposal:</b>	Allow Mini-market Activity
<b>Contact Person/Phone Number:</b>	<b>Owner:</b>	Jonathan Ramos, Barghausen (425)656-7443
	<b>Case File Number:</b>	Darceck Pearl Investments Inc.
	<b>Planning Permits Required:</b>	<b>PLN150024</b>
		Major Conditional Use Permit to allow a rebuild of an existing 1,550 square foot Mini-market/Convenience Market with new canopies over gasoline service; Minor Conditional Use Permits for rebuilt carwash and Drive-through; and Regular Design Review on a 25,000 square foot (0.57 acre) parcel
	<b>General Plan:</b>	Community Commercial
	<b>Zoning:</b>	CC-3 Community Commercial Zoning District
<b>Environmental Determination:</b>		Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15303 small structures, 15332 urban infill, 15183 projects consistent with adopted plans
	<b>Historic Status:</b>	Not a Potential Designated Historic Property
	<b>Service Delivery District:</b>	SDS-1
	<b>City Council District:</b>	3
<b>Commission Action to Be Taken:</b>		Approve Staff Recommendation
	<b>Appeal:</b>	To City Council
<b>For Further Information:</b>		Contact <b>David Valeska</b> at <b>(510) 238-2075</b> or by email at: <a href="mailto:dvalueska@oaklandnet.com">dvalueska@oaklandnet.com</a>

**Staff Member David Valeska** gave a presentation.

**Applicant:** Jonathan Ramos gave a presentation.

**PUBLIC COMMENT SESSION CLOSED.**

Commissioner Nagraj made a motion to approve subject to be allowed the opportunity to operate the car wash 24 hours, seconded by Commissioner Bonilla.

**Action on the matter:** Approved 7 ayes, 0 noes.



- 6.**
- Location:** 4700 Telegraph Avenue (APNs: 013-1150-017-01; 013-1150-019-02; & 013-1150-019-03)
- Proposal:** Major revisions to a previously approved Interim Major Conditional Use Permit (Case File No.: CMDV06-188 & TPM9164) to allow construction of a 48-unit residential condominium building with approximately 4,662 square feet of ground floor commercial space.
- Applicant:** Jason Laub - Nautilus Group
- Contact Person/Phone Number:** (510) 343-5593
- Owner:** NGI 4700 Telegraph, LLC
- Case File Number:** PLN15093/CMDV06188-R01
- Planning Permits Required:** Major Revisions to previously-approved Interim Major Conditional Use Permit (Case File No.: CMDV06-188 & TPM9164) involving design modifications; Minor Conditional Use Permit to reduce required off street parking by either 12% or 42% (56 spaces required; 33 spaces proposed under option A and 46 spaces proposed under option B); and Minor Variance to allow minor deviations from parking space layout.
- General Plan:** Neighborhood Center Mixed Use & Mixed Housing Type Residential
- Zoning:** CN-2 Neighborhood Center Mixed Use Zone 2  
RM-1 Mixed Housing Type Residential Zone 1
- Environmental Determination:** Exempt 15332; State CEQA Guidelines, Infill
- Historic Status:** Potential Designated Historic (PDHP); survey rating C3
- Service Delivery District:** 2
- City Council District:** 1
- Action to be Taken:** Decision based on staff report
- Finality of Decision:** Appealable to City Council within 10 days
- For Further Information:** Contact case planner **Maurice Brenyah-Addow** at 510 238-6342 or by e-mail at [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

**THIS ITEM HAS BEEN RESCHEDULED TO THE MAY 20, 2015 PLANNING COMMISSION MEETING.**



**\*\*\*THIS ITEM WAS HEARD FIRST\*\*\***

7. Location: **Block bounded by 35<sup>th</sup> and 37<sup>th</sup> Avenues, East 12<sup>th</sup> Street and BART Tracks (APN: 033-2177-02100)**
- Proposal: Construct Phase 2A of the Fruitvale Village II project, a phased multi-family residential development on an existing surface parking lot adjacent to the Fruitvale BART Station, consisting of demolition of the parking lot and construction of 94 of a total of 275 market rate and mixed-income units to be completed in two phases. This first phase will consist of 94 units of mixed-income housing. A subsequent phase will include 181 market rate rental units. The applicant currently seeks approval of Design Review and a Final Development Plan for the project, as well as a Waiver of up to 61 parking spaces that were required as a Condition of Approval during Phase 1 of the project.
- Applicant: Ross Ojeda/The Unity Council  
Phone Number: 510-535-6948
- Property Owner: The Unity Council
- Case File Number: **PUDF01/ER08-0005**
- Planning Permits Required: Design Review and Final Development Plan for Phase 2A of the Fruitvale Transit Village Phase 2 Project; Request for a Waiver of up to 61 parking spaces that were required as a Condition of Approval during Phase 1 of the project.
- General Plan: Neighborhood Center Mixed Use
- Zoning: S-15 Transit-Oriented Development Zone
- Environmental Determination Exemptions: An Environmental Impact Report (EIR) was certified in May 2010. Pursuant to Sections 15162-15164 of the CEQA Guidelines, no additional environmental review is necessary.
- Property Historic Status: There are no Potential Designated Historic Properties located on the project site.
- Service Delivery District: 3
- City Council District: 5
- Date Filed: February 13, 2015
- Action to be Taken: Decision by City Planning Commission
- Finality of Decision: Decision by City Planning Commission
- For Further Information: Contact the case planner, **Elois A. Thornton** at **(510) 238-6284**, or by e-mail at [\*\*eathornton@oaklandnet.com\*\*](mailto:eathornton@oaklandnet.com)

**CHAIR PATTILLO RECUSED HERSELF FROM HEARING THIS ITEM DUE TO CONFLICT OF INTEREST.**

**Staff Member Elois Thornton** gave a presentation.

**Applicants:** Chris Iglesias, Michael Ida gave a PowerPoint presentation.



**Speakers:** Nicholas Theophanous, George Lerma, Anita Addison, John Rennels, Jesus Vargas, Antonio Latoya, Estel Borja, Guillermina Jimenez, Jesus Ramirez, Lerorierva Cisneros, Maria Sanchez, Arturo Pena, Eduardo De Loa, Greg Pasqualie.

**PUBLIC COMMENT SESSION CLOSED.**

Commissioner Weinstein made a motion to approve with the condition that the Unity Counsel and La Clinica negotiate the remaining 30 spaces at the parking lot on 37<sup>th</sup> Avenue, seconded by Commissioner Coleman.

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

<b>8.</b>	<b>Location:</b>	<b>4<sup>th</sup> &amp; Madison Streets (APN: 001-0161-001-00; -002-00; &amp; -007-07)</b>
	<b>Proposal:</b>	Scoping session for a proposal to demolish the existing building and surface parking lot and construct approximately 330 dwelling units and approximately 3,000 square feet of ground floor commercial in two buildings on two sites across the street from one another. The site includes the entire block between Jackson and Madison Streets and 4 <sup>th</sup> and 5 <sup>th</sup> Streets, and half of the block to the south bounded by 3 <sup>rd</sup> and 4 <sup>th</sup> Streets and Jackson and Madison Streets.
	<b>Applicant:</b>	Carmel Partners
	<b>Contact Person/Phone Number:</b>	Greg Pasquali - (415)231-0221
	<b>Owner:</b>	Square 1 LLC
	<b>Case File Number:</b>	<b>ER15005</b>
	<b>General Plan:</b>	Estuary Policy Plan – Mixed Use District
	<b>Zoning:</b>	C-45, Community Shopping Commercial Zone
	<b>Environmental Determination:</b>	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on April 17, 2015. The comment period for the NOP ends on May 18, 2015.
	<b>Historic Status:</b>	Contributor to Waterfront Warehouse National Register District; Rating: Dc1+
	<b>Service Delivery District:</b>	Metro
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Receive public and Commission comments about what information and analysis should be included in the EIR
	<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at <b>(510) 238-6167</b> or by email at: <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a>

**Staff Member Peterson Vollmann** gave a presentation.

**Speakers:** Judith Ganz, Juliana Ilvento, Naomi Schiff.

**PUBLIC COMMENT SESSION CLOSED.**

**NO VOTE ON THIS ITEM. RECEIVE PLANNING COMMISSION COMMENTS ONLY.**





**Approval of Minutes**

Some pages were missing from the March 11, 2015 Planning Commission minutes. A complete set of those minutes will be provided to the Planning Commission immediately.

**ADJOURNMENT**

Meeting adjourned at approximately 9:00 P.M.

**ROBERT MERKAMP**  
**Development Planning Manager**  
**Planning and Zoning Division**

***NEXT MEETING:*** May 20, 2015

***NOTE:*** For further details on this meeting, please view the video on the [oaklandnet.com](http://oaklandnet.com) website.