



Oakland City Planning Commission

Minutes

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

June 3, 2015
Regular Meeting

ROLL CALL

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

Excused: Monchamp.

Staff: Robert Merkamp, Celena Chen, Cheryl Dunaway.

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Mr. Merkamp announced the appointment of Amanda Monchamp, the newest Planning Commissioner in place of Michael Coleman whose term expired on May 5, 2015.

Commissioners Weinstein and Nagraj were both reinstated to serve on the Planning Commission.

Agenda Discussion

Items 2 and 3 were removed from this agenda and will be rescheduled to a date uncertain.

Commission Matters

Chair Pattillo acknowledged the passing of Mr. Thomas Doctor, a former Bureau of Planning employee of 34 years. He served as the Zoning Administrator and Secretary to the Planning Commission.

CONSENT CALENDAR

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

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

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.



1.	Location:	0 Skyline Boulevard (adjacent to the Sequoia Bay view Trail head of Joaquin Miller Park) (APN: 029 -1200-007-03)
	Proposal:	Installation of a wireless telecommunication facility on a new 45' wood pole; two panel Kathrein antennas mounted at approximately at 43'-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.
	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:	PLN14055
	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 15303 of the State CEQA Guidelines (small facilities or structures; installation of small new equipment and facilities in small structures), and that none of the exceptions to the exemption in CEQA Guidelines section 15300.2 are triggered by the proposal. Exempt, 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 (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 calendar days.
	For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com

Commissioner Monchamp recused herself from hearing this item due to conflicts of interest.

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

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



**PLEASE NOTE: ITEM NO. 2 BELOW HAS BEEN REMOVED FROM
THIS AGENDA AND WILL BE CONTINUED ON JUNE 17, 2015.**

2.	Location:	6046 Colton Boulevard (located in the Public Right of Way adjacent to 2772 Butters Drive (APN: 029 1162 012 00))
	Proposal:	Re-submittal of DR13020 & A13115 for the installation of a wireless telecommunication facility on an existing public utility pole in the right of way Colton Blvd.; two panel Kathrein antennas mounted at approximately at 49' 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 between 10'-10" above ground 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:	PLN14071
	Planning Permits Required:	Major Regular Design Review to install a wireless Telecommunication Facility on an existing utility pole located in public right of away within a residential zone.
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential 4 Zone
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines (small facilities or structures; installation of small new equipment and facilities in small structures); and that none of the exceptions to the exemption in CEQA Guidelines section 15300.2 are triggered by the proposal. Exempt, 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 (PDHP); Survey rating:
	Service Delivery District:	H
	City Council District:	4
	Date Filed:	3/17/15
	Finality of Decision:	Appealable to City Council within 10 calendar days.
	For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com



PUBLIC HEARINGS

PLEASE NOTE: ITEM NO. 3 BELOW HAS BEEN REMOVED FROM THIS AGENDA AND WILL BE CONTINUED ON JULY 1, 2015.

3.	Location:	4323 International Boulevard (This project will encompass an entire city block) (APN's: 034-2251-002-01, 003-00, 004-00, 005-01, 007-01, 008-00, 009-00, 010-01, 013-01)
	Proposal:	Redevelop an entire 1.49 acre city block to establish a new CVS pharmacy.
	Applicant:	Josh Eisenhut
	Contact Person/Phone	same
	Number:	(916) 643-9610
	Owner:	Bay Farms Produce Inc. (Maria and, Ramon Rodriquez)
	Case File Number:	PLN14225
	Planning Permits Required:	Regular Design Review for new commercial structure, Major Conditional Use Permits for drive-thru facilities and alcoholic beverage sales, Major Variance for general retain activities in a commercial Industrial Zone, and Tentative Parcel Map to merge nine (9) lots into one (1).
	General Plan:	Business Mix & Community Commercial
	Zoning:	CIX-2 Commercial Industrial Mix-2, CC-2 Community Commercial-2 Zones
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines (In-fill Exemption, and Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	A Potential Designated Historic Property (PDHP); Survey rating:
	Service Delivery District:	IV
	City Council District:	5
	Date Filed:	7/15/14
	Finality of Decision:	Appealable to City Council within 10 calendar days.
	For Further Information:	Contact case planner Moe Hackett at (510) 238-3973 or mhackett@oaklandnet.com

COMMISSION BUSINESS

Commissioner Bonilla clarified that the only reason he voted yes on item #1 is because there were no residents in the immediate area of the telecom facility.

He explained at the previous Planning Commission meeting that he will recuse himself from hearing project proposals of this type if there are human beings or animals located in the immediate area of the proposed site due to safety concerns.

Approval of Minutes

Vice Chair Moore made a motion to approve the March 18, 2015 minutes, seconded by Commissioner Bonilla.

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


City Council Actions

Mr. Merkamp reported that the 12th Street Remainder Parcel was continued to the next scheduled City Council Meeting.



ADJOURNMENT

Meeting adjourned at approximately 6:07 P.M.



ROBERT D. MERKAMP
Development Planning Manager
Planning and Zoning Division

NEXT MEETING: June 17, 2015