



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

September 15, 2010

Regular Meeting

ROLL CALL

Present: Boxer, Truong, Colbruno, Gibbs, Huntsman, Zayas-Mart

WELCOME BY THE CHAIR

Excused: Galvez

Staff: Eric Angstadt, Scott Miller, David Valeska, Devan Reiff, Mark Wald, Cheryl Dunaway

COMMISSION BUSINESS

Agenda Discussion

None

Committee Reports

Commissioner Colbruno gave a report of the Zoning Update Committee Meeting held on September 15, 2010 at 4:00 P.M. on the proposed commercial and residential rezoning in East Oakland and South Hills. Scott Miller announced a schedule of upcoming Committee Meetings.

Commission Matters

City Attorney's Report

City Attorney, Mark Wald gave a report on

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.



the proposed project at 6400 Shattuck Avenue. Mr. Wald informed the Planning Commission that a lawsuit has been filed challenging the City Council's approval of the appeal.

OPEN FORUM

Speaker: Sanjiv Handa

CONSENT CALENDAR

1.	Location:	Panoramic Place (located in the Public Right of Way adjacent to 904 Bancroft Place) APN: 048H-7750-001-03
	Proposal:	Installation of a wireless telecommunication facility on top of an existing PG&E pole consisting of: increasing the existing pole height from 38' -6" to 50'; three associated equipment cabinets attached to the existing pole, a set of panel antennas inside radome screen and one GPS antenna pipe mounted at approximately 51' -1" elevation.
	Applicant:	T-Mobile West Corporation
	Contact Person/Phone Number:	Dayna Aguirre (925)784-7888
	Owner:	Pacific Gas & Electric.
	Case File Number:	DR10-168
	Planning Permits Required:	Major Regular Design Review to install a wireless Telecommunication Macro Facility on top of an existing PG&E pole. The project is consisting of: increasing the existing pole height from 38' -6" to 50'; three associated equipment cabinets attached to the existing pole, a set of panel antennas inside radome screen and one GPS antenna pipe mounted at approximately 51' -1" elevation within the residential zone.
	General Plan:	Hillside Residential
	Zoning:	R-10 Estate Residential Zone. S-4 Design Review Combining 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:	Not a Potential Designated Historic Property; Survey Rating: N/A
	Service Delivery District:	2
	City Council District:	1
	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 Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com

No speakers for Item #1(see below).



2. **Location:** 12500 Campus Drive
- Assessors Parcel Numbers:** (037A -3141-001-11)
- Proposal:** Request for a Major Conditional Use Permit for a co-location of a new unmanned wireless telecommunication facility (macro) and Regular Design Review to install (12) panel antennas mounted along the exterior of rooftop penthouses and one exterior side of the building with an enclosed equipment shelter for up to (10) cabinets located along the roof the existing "Merritt College Library" building.
- Applicant:** Lyle Company
- Contact Person/ Phone** Pat Kelly
- Number:** (912) 281-5929
- Owner:** Peralta Community College
- Case File Number:** CMD10-198
- Planning Permits Required:** Conditional Use Permit to install a new wireless telecommunication macro facility and Regular Design Review to install (12) panel antennas and a new enclosed 11'-6"x20' equipment shelter cabinet at the roof of the building.
- General Plan:** Institutional
- Zoning:** R-30 One Family 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:** Not Potential Designated Historic Property (PDHP); Survey rating: F3
- Service Delivery District:** 4
- City Council District:** VI
- Date Filed:** 7/21/10
- 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

No speakers for Item #2 (see below).



PUBLIC HEARINGS

3.	Location:	4100 Mountain Boulevard (APN 037-2575-008-09)
	Proposal:	Addition to an existing Macro Wireless Telecommunications Facility including 3 panel antennas, one microwave antenna and one equipment cabinet.
	Applicant/Phone Number:	Michelle Weller, Clearwire (925) 997-1312
	Owner:	Medhani Alem Ethiopian Orthodox Church
	Case File Number:	CMD10-203
	Planning Permits Required:	Major Conditional Use Permit for additions to a Macro Telecommunications Facility located with a residential zone, Minor Conditional Use Permit to increase the height of an architectural projection.
	General Plan:	Hillside Residential
	Zoning:	R-30 One-Family Residential Zone
	Environmental Determination:	Exempt, CEQA Guidelines Section 15301, existing facility. Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status:	Not a Potentially Designated Historic District, Survey Rating F3
	Service Delivery District:	IV
	City Council District:	6
	Status:	Pending
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact case planner Leigh McCullen at (510) 238-4977 or by email at lmccullen@oaklandnet.com .

Scott Miller informed the Planning Commission of some minor changes in the Conditions of Approval for Item #s1, 2 and 3.

Commissioner Colbruno motioned to approve the changes, Commissioner Huntsman seconded. Action on the matter: 6 ayes, 0 noes.

No speakers for Item #3 (see below).



4.	Location:	685 32nd Street (APN 009-0714-038-00)
	Proposal:	Service Enriched Permanent Housing, for up to 18 residents, including 6 adults and up to 12 children
	Contact Person/Phone Number:	Tracy Creer (415-203-8493)
	Owner:	Ola M. VanZant
	Case File Number:	CM10-145
	Planning Permits Required:	Major Conditional Use Permit for Service Enriched Permanent Housing, in an existing 3-dwelling building on a 4,900 square foot lot
	General Plan:	Mixed Housing Type Residential
	Zoning:	R-36 Small Lot Residential 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:	Not Designated Historic Property/City Landmark (No substantial exterior alterations proposed).
	Service Delivery District:	1
	City Council District:	3
	Staff Recommendation:	Approve
	Finality of Decision:	Appealable to the City Council within 10 days
	For Further Information:	Contact David Valeska at (510) 238-2075 or dvalueska@oaklandnet.com

Staff Member David Valeska gave a presentation and answered questions asked by the Planning Commission. Scott Miller gave further clarification in responding to some of the Planning Commission's questions.

Applicant: Tracey Creer gave a presentation.

Speakers: Cheryl Walker, Judy Haney, Hans Thomas, Jimmé James, Alice Abercrombie, Madeline Wells, Virian Bouze. Some speakers asked questions in which staff and the Planning Commission responded.

Applicant Tracey Creer answered questions asked by the Planning Commission.

The Planning Commission raised concerns about licensing requirements, traditional housing and recommended for the applicant to present to staff a detailed plan as it relates to the goals, accomplishments, location, and direction of making the program a success.

The Planning Commission suggested that the applicant work with staff to structure a full and detailed business plan to further define the program's direction including the number of occupants, explain how the program would handle those who relapse and handle the visitation of abusers. Commissioner Gibbs motioned that there be a continuance, seconded by Vice Chair Truong. Action on the matter: Item continued by consensus of the Planning Commission and will be heard at the October 20, 2010 Planning Commission Meeting.



5. **Location:** Citywide
Proposal: The City of Oakland (City) proposes to adopt a General Plan Amendment (GPA) for the 2007-2014 *Housing Element*, as part of the City's General Plan. The City must accommodate 14,629 new housing units between January 2007 and June 2014 to meet its "fair share" of housing need. The City can accommodate the new housing without rezoning or further GPAs, through current opportunity sites, and with projects either built, under construction, approved or in predevelopment.

A Draft Environmental Impact Report (DEIR) has now been prepared for the project under the requirements of the California Environmental Quality Act (CEQA). The purpose of this hearing is to receive public and Commission comments about the adequacy of the information and analysis in the Draft EIR. No formal action by the Planning Commission will be taken at this hearing.

Applicant: City of Oakland—Community and Economic Development Agency
Case File Number: ER08-0009 and GP09-079
General Plan: All zones
Zoning: All zones

Environmental Determination: Staff has previously determined that an EIR is required for the project. The Notice of Availability of the DEIR was distributed on August 12, 2010, and the DEIR was published and made available to the public on August 16, 2010. The DEIR's 45-day public comment period is from August 16, 2010 to September 30, 2010.

The DEIR analyzes potentially significant environmental impacts in the following environmental categories: Transportation and Circulation; Air Quality; Noise; Climate Change/Greenhouse Gas (GHG) Emissions. All other impacts are either less than significant or would be mitigated to less than significant levels through the City's Uniformly Applied Development Standards (Standard Conditions of Approval), as detailed in the Initial Study that was previously released. The DEIR identifies significant unavoidable environmental impacts related to: Air Quality (odors and gaseous toxic air contaminants) and Transportation and Circulation (certain identified roadway segments, previously identified impacted intersections, at-grade railroad crossing, and certain identified State Highway facilities).

Historic Status: n/a; no housing opportunity sites contain Historic Resources.
Service Delivery District: All
City Council District: All

Status: Prior Planning Commission hearings: Scoping session for EIR held October 7, 2010; consideration of the *Housing Element*, June 3, 2009.
Action to be Taken: No formal action; Receive public and Commission comments about the adequacy of the information and analysis in the Draft EIR.

For Further Information: Contact case planner **Devan Reiff** at (510) 238-3550 or by email: dreiff@oaklandnet.com

Staff Member Devan Reiff gave a presentation with Eric Angstadt's assistance and answered questions asked by the Planning Commission.



Speakers: Jenny Wyant, Kathleen Quan, Cindy Heavens, Ener Chice, Shawn Rowland, Alessandra Davidson, James Vann, Sanjiv Handa

Planning Commission expressed some concerns on how to improve the project as it relates to affordable housing. Planning Commission asked Eric Angstadt and Devan Reiff some questions in which they both responded.

No action taken by the Planning Commission; Staff will return to the Planning Commission after finalizing the EIR.

APPEALS

There are no appeals

Approval of Minutes:

Commissioner Colbruno motioned to approve August 4, 2010 minutes, seconded by Huntsman.
Action on the matter: 6 ayes, 0 noes

ADJOURNMENT

Meeting adjourned at approximately 8:20 P.M.

SCOTT MILLER
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING:

October 6, 2010