



Vien Truong, Chair
Michael Colbruno
C. Blake Huntsman
Chris Pattillo
Jonelyn Whales
Madeleine Zayas-Mart

October 19, 2011
Regular Meeting

ROLL CALL

Present: Truong, Colbruno, Pattillo, Whales,
Zayas-Mart.

Excused: Huntsman.

Staff: Scott Miller, Kiran Jain, Peterson Vollman,
David Valeska, Michael Bradley, Cheryl Dunaway.

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Election of Vice Chair has been moved to the
November 2, 2011 Planning Commission Meeting.

Committee Reports

Commissioner Zayas-Mart gave a report on the College Avenue Safeway Project at the Design Review Committee Meeting held on October 12, 2011. Scott Miller gave additional information on moving the project forward and recommended that this project be brought back to the full Planning Commission.

Design Review Committee Members Zayas-Mart and Pattillo recommended that it be brought back to the Design Review Committee for further review before it is brought back to the full Planning Commission. Scott Miller stated that it may instead be brought to the full Planning Commission.

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

Commission Fall-Winter Schedule of Meetings were discussed and accepted.

OPEN FORUM

Speaker: Sanjiv Handa

CONSENT CALENDAR

All items on the consent calendar were pulled and will be heard at public hearing items.

PUBLIC HEARINGS

1.	Location:	4292 Keller Avenue (APN: 040A-3847-004-15)
	Proposal:	To expand a wireless telecommunications facility consisting of antennas attached to the sides of a church's upper story and equipment cabinets located in ground level shelters by replacing two antennas and two cabinets.
	Applicant/	Michelle Weller/Cortel (for: Sprint)
	Phone Number:	(925) 997-1312
	Owner:	Sequoyah Community Church
	Case File Number:	CMD11-160
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review each with additional findings to expand a telecommunications facility located within a residential zone
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential Zone – 1
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; 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 Ratings: *3
	Service Delivery District:	VI
	City Council District:	7
	Date Filed:	August 18, 2011
	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 Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com

Scott Miller gave a presentation.

Applicant: Michelle Weller answered questions asked by the Planning Commission.

Commissioner Pattillo made a motion to deny with a request to return on November 16, 2011, seconded by Commissioner Whales. Since the Planning Commission did not have Findings for Denial tonight, this vote would be a “ straw” vote.

Action on the matter: Denied 4 ayes, 1 no (Whales). This item will be brought back for final action on November 16, 2011.



Planning Commission asked that the applicant work with staff to explore possibilities to improve on aesthetics and alternatives on the installation of the antenna.

2.	Location:	4601 Shattuck Avenue (APN: 013-1160-005-00)
	Proposal:	To install nine small Radio Remote Unit (RRU' S) antennas behind the north, east and west sides of the building parapet, replace six wall-mounted antenna panels located on the north, east and west sides of the upper exterior building walls, and to replace two equipment cabinets located inside the 6 th floor of the 68 foot high commercial building.
	Applicant/Contact Person:	Cortel, LLC/Sprint, Michelle Weller
	Phone Number:	(925) 997-1312
	Owner/Contact:	Storquest Self Storage
	Case File Number:	CMD11-159
	Planning Permits Required:	Major Conditional Use Permit to install a Macro Telecommunication Facility within 100 feet of the boundary of a residential zone; and Regular Design Review for new wireless antennas.
	General Plan:	Neighborhood Center
	Zoning:	CN-2 Neighborhood Commercial 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: C3, Secondary Importance
	Service Delivery District:	2
	City Council District:	1
	Date Filed:	August 18, 2011(revised plans submitted on (08/18/11)
	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

Scott gave a brief presentation and answered questions asked by the Planning Commission.

Applicant: Michelle Weller answered questions asked by the Planning Commission.

Commissioner Pattillo made a motion to deny with the recommendation that the applicant think of a cost effective way to relocate the antenna to a part of the roof that is not visible to the public, seconded by Commissioner Zayas-Mart. Since the Planning Commission did not have Findings for Denial tonight, this vote would be a "straw" vote.

Action on the matter: Denied 3 ayes, 2 noes (Whales, Colbruno). This item will be brought back for final action on November 16, 2011.



3.	Location: 6929 Chabot Road, (APN: 048A-7084-013-04)
	Proposal: Installation of a wireless telecommunication facility. The project would include; a modification to an existing roof top wireless facility and add three (3) new panel antennas, and associated equipment behind screened roof top enclosure, and add three (3) screened equipment cabinet located on ground floor of the Alameda County school office building site.
	Applicant: The Lyle Company for AT&T Wireless Co.
	Contact Person/Phone: John Yu
	Number: (916)801-6112
	Owner: Alameda County Superintendent of Schools.
	Case File Number: CMD11-073
	Planning Permits Required: Major Conditional Use Permit and Design Review to install a roof top antennas and associated equipment for a Macro Telecommunication Facility located on Alameda County office building within a residential zone.
	General Plan: Hillside Residential
	Zoning: RH-3 Hillside residential 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 calendar days
	For Further Information: Contact case planner Jason Madani at (510) 238-4790 or by email: jsmadani@oaklandnet.com

Staff Member Scott Miller gave a brief presentation.

Applicant: Jonathan Fong gave a presentation and answered questions asked by the Planning Commission.

Commissioner Colbruno made a motion to approve, seconded by Commissioner Whales.

Action on the matter: Approved 3 ayes, 1 no (Pattillo) and 1 abstention (Zayas-Mart).



4.	Location:	1701 Martin Luther King Jr. Way APN: 003-0059-006-00
	Proposal:	To construct a new five-story, 26 unit multi-family affordable housing residential building with a Service-Enriched Permanent Housing Residential Activity Component.
	Applicant:	Resources for Community Development
	Contact Person/Phone Number:	Brian Saliman (415)297-2258
	Owner:	Mark & Patricia Lindquist
	Case File Number:	CMDV11-065
	Planning Permits Required:	Regular Design Review to construct a new five-story, 26 unit multi-family affordable housing residential building. Major Conditional Use Permit for a Service-Enriched Permanent Housing Residential Activities. Minor Conditional Use Permit for a Density Bonus for 26 very low income residential units and a Density Incentive for 5 parking spaces. Minor Variance for (1) 100% of the required open space on the rooftop; (2) A ground floor height of 13' -6" where 15' -0" is required; and a curb cut separation of 0' where 10' -0" is required.
	General Plan:	Central Business District
	Zoning:	CBD-X Central Business District-X
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; In-fill development projects. 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: F3
	Service Delivery District:	Metro
	City Council District:	3
	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

Commissioner Pattillo recused herself from hearing this item and left the hearing room.

Staff Member Michael Bradley gave a presentation.

Applicant: Brian Saliman and Curtis Cayton gave a presentation and answered questions asked by the Planning Commission.

Planning Commission Comments: Planning Commission described various ways to improve on the design of the building and the overall project.

Commissioner Whales made a motion to approve, seconded by Commissioner Zayas-Mart.

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



5.	Location:	311 Broadway (APN 001-0137-005-00)
	Proposal:	Allow sales of alcoholic beverages and group assembly
	Contact Person/Phone Number:	Douglas Kinsey, Elderwood & Belgrave LLC (510)282-1413
	Owner:	Leon & Jessica Zektser Trs.
	Case File Number:	CM11-175
	Planning Permits Required:	Major Conditional Use Permit to allow Alcoholic Beverage Service pursuant to OPC Section 17.102.210; and Group Assembly for entertainment events
	General Plan:	Estuary Plan – Retail, Dining-- ES7
	Zoning:	C-45/S-4 Community Shopping Commercial District/Design Review Combining District
	Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15303
	Historic Status:	Designated Historic Property, B*2 +, ASI contributor, major importance (1861-62), Lower Broadway Historic District
	Service Delivery District:	Metro
	City Council District:	3
	Date Filed:	September 7, 2011
	Staff Recommendation:	Approve Subject to Conditions
	Action to be Taken:	Decision on Application Based on Staff Report
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

Staff Member David Valeska gave a presentation and answered questions asked by the Planning Commission.

Applicant: Douglas Kinsey answered questions asked by the Planning Commission.

Commissioner Pattillo made a motion to approve, seconded by Commissioner Colbruno.

Action on the matter: Approved 5 ayes, 0 noes.



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Location: 5803 Foothill Boulevard (APN' s: 038-3182-020-00; -021; -022; -023-00; -024; -025; -026; -001; -002; -003 & -005)

Proposal: Proposal would include the development of a new commercial center on a site owned by the Oakland Redevelopment Agency, which has recently been cleared of approximately 25,000 square feet of various commercial buildings. The proposal includes two new buildings fronting on Foothill Boulevard with a surface parking lot in the rear, along with one additional building pad in the middle of the parking lot and one fronting on Bancroft Avenue. The buildings would include a total of up to 26,950 square feet of new commercial space and 73 off-street parking stalls. The buildings fronting on Foothill Boulevard would contain a mix of retail sales, and food sales, and potentially a Financial Services Activity (Retail Bank), with the larger retail building containing a drive-thru for a pharmacy window at the rear of the building. The interior building pad in the parking lot would be proposed for a limited service restaurant and cafe activity with a proposed alternative that could also include a drive-thru, but would not be permitted for a fast-food activity. The building pad on Bancroft Avenue would contain retail sales.

Applicant: Sunfield Development

Contact Person/Phone Number: Sid Afshar, (510) 452-5555

Owner: Oakland Redevelopment Agency

Case File Number: CMDV11-076

Planning Permits Required: Regular Design Review for new construction, Major Conditional Use permits for a retail activity exceeding 5,000 square feet and a master sign program, Major Variance for a Drive-Thru facility, and a Minor Variance for minimum transparency on Foothill Boulevard (29 % proposed; 65 % required).

General Plan: Neighborhood Center Mixed Use

Zoning: CN-3, Neighborhood Center 3

Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects; and
Section 15183 of the CEQA Guidelines, projects consistent with a community plan, general plan, or zoning.

Historic Status: Not a historic property – vacant lot

Service Delivery District: 5

City Council District: 6

Status:

Pending

Action to be Taken: Decision on application based on Staff Report

Finality of Decision: Appealable to City Council within 10 Days

For Further Information: Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollman@oaklandnet.com.

Staff Member Peterson Vollman gave a presentation and answered questions asked by the Planning Commission.

Staff Member Gregory Hunter and Doug Cole provided additional information about the proposed project. Commissioner Pattillo recommended that the applicant use a licensed Landscape Architect Company to provide Landscaping for the proposed project.



Speakers: Nancy Sidebotham, Frederick Long III, Shirley Waters, Colleen Brown, Clare Canioli, Ali Obad, Natanya Mitchell, Michael Falk, Cory Lavigne.

Planning Commission Comments: Concerns were raised about the area thriving economically and how pleased the Planning Commission is with the proposed project overall. Concerns were also raised about potential traffic issues and the potential sale of liquor on the premises.

Commissioner Whales made a motion to approve, seconded by Commissioner Colbruno.

Action on the matter: Approved 5 ayes, 0 noes.

Approval of Minutes

Approval of the September 21, 2011 minutes.

Action on the matter: Approved 4 ayes, 1 abstention (Truong)

OPEN FORUM

Speaker: Sanjiv Handa.

ADJOURNMENT

Meeting adjourned at approximately 9:15 P.M.

SCOTT MILLER
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING:

November 2, 2011