



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

**November 4, 2015**  
**Regular Meeting**

**ROLL CALL**

**Present:** Moore, Nagraj, Bonilla, Monchamp *arrived at 6:50 P.M.*, Myres, Pattillo.

**Excused:** Weinstein.

**Staff:** Robert Merkamp, Maurice Brenyah-Addow, Heather Klein, Heather Lee, Cheryl Dunaway.

**WELCOME BY THE CHAIR**

**Committee Reports**

**Commissioner Pattillo** gave a report on the Design Review Committee meeting (DRC) held today at 4:00 P.M. on the final piece of the Civic Center project design, mixed uses of office and retail space.

**CONSENT CALENDAR**

**COMMISSIONER BONILLA RECUSED HIMSELF FROM HEARING THE CONSENT ITEM DUE TO A CONFLICT OF INTEREST.**

Vice Chair Nagraj made a motion to approve the consent calendar, seconded by Commissioner Pattillo.

**Action on the matter:** Approved 4 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.



**PLEASE NOTE: ITEM NO. #1, BELOW HAS BEEN REMOVED FROM THIS AGENDA.**

<b>1.</b>	<b>Location:</b>	<b>Public Right-of-Way across from 6387 Fairlane Drive. Nearest lot adjacent to the project site ( APN: 048H-7566-020-00)</b>
	<b>Proposal:</b>	The project involves the installation of a new wireless Telecommunications facility (AT&T Wireless) on a new 30' tall metal pole located in the public right-of-way; installation two-panel antennas (two-foot long and ten inches wide) mounted at 30 feet above the ground; the equipment cabinet housing battery backup and radio units will be attached to the pole 7' above ground.
	<b>Applicant:</b>	Extenet Systems Inc./AT&T Mobility
	<b>Contact Person/</b>	Matthew Yergovich
	<b>Phone Number:</b>	(415) 596-3474
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	PLN14-049
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Design Review to install a new Monopole Telecommunication Facility in the residential zone.
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-3 Hillside Residential-3 Zone
	<b>Environmental</b>	Exempt, Section 15303 of the State CEQA Guidelines; New
	<b>Determination:</b>	construction of small 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>Date Filed:</b>	7/21/2015
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For Further Information:</b>	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com



<b>2.</b>	<b>Location:</b>	<b>The public Right of Way adjacent to 6699 San Pablo Avenue Nearest lot adjacent to the project site. APN: (016-1507-001-01)</b>
	<b>Proposal:</b>	To install a wireless telecommunication facility (Verizon Wireless) on an existing 38'-9" tall PG&E utility pole located in the public right-of-way: The project involves installation of one antenna panel at a height of 23' and two RRUs mounted at a height of 12'8"; A ground-mounted equipment cabinet will be located to the west of the pole housing battery backup and radio units. The cabinet is about 5'-3" tall, and 2'-2" wide and 2'-6" deep.
	<b>Applicant:</b>	Complete Wireless Consulting Inc. for Verizon Wireless.
	<b>Contact Person/Phone Number:</b>	Brendan Leonard (916) 747-0624
	<b>Owner:</b>	Pacific Gas & Electric.PG&E
	<b>Case File Number:</b>	<b>PLN15050</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit and Design Review to install a wireless Telecommunication Macro Facility to on existing PG&E pole located in the public right of way within HBX-2 zone.
	<b>General Plan:</b>	Community Commercial
	<b>Zoning:</b>	CC-2 Community Commercial Zone and HBX-2 Housing and Business Mix-2 Zones.
	<b>Environmental Determination:</b>	Exempt, Section 15301 and 15303 of the State CEQA Guidelines; minor additions and alterations to an existing utility pole. 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>	1
	<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 Jason Madani at (510) 238-4790 or by email: <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a>

**COMMISSIONER BONILLA RECUSED HIMSELF FROM HEARING THIS ITEM DUE TO A CONFLICT OF INTEREST.**

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

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



**PUBLIC HEARINGS**

**PLEASE NOTE: ITEM NO. #4, BELOW IS CONTINUED FROM THE OCTOBER 21, 2015 AGENDA.**

4.	<b>Location:</b>	<b>1405 Wood Street - Development Area 6 (APN: 018-0310-013-01)</b>
	<b>Proposal:</b>	To construct a new 44-unit townhouse-style residential development (condo map to be filed later).
	<b>Owner:</b>	Build West Oakland, LLC
	<b>Applicant:</b>	City Ventures – Claire Han (415)722-6534
	<b>Case File Number:</b>	<b>PLN15245/UDF01</b>
	<b>Planning Permits Required:</b>	Preliminary and Final Development Plan; Design Review for construction of 44 new townhouse-style residential units (Condo map to be filed later)
	<b>General Plan:</b>	Urban Residential
	<b>Zoning:</b>	D-WS Wood Street Zoning District – Development Area 6
	<b>Environmental Determination:</b>	State CEQA Guidelines: The project relies on previous EIR (ER03-0023) for Wood Street certified on March 16, 2005 and the West Oakland Specific Plan (WOSP) EIR certified on July 29, 2014, and Section 15183, projects consistent with a community plan, general plan or zoning.
	<b>Historic Status:</b>	Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
	<b>Service Delivery District:</b>	1
	<b>City Council District:</b>	3
	<b>Status:</b>	Pending
	<b>Action to be Taken:</b>	Decision on application based on staff report
	<b>Staff Recommendation:</b>	Approval subject to conditions
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For Further Information:</b>	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a>

**VICE CHAIR NAGRAJ RECUSED HIMSELF FROM HEARING THIS ITEM DUE TO A CONFLICT OF INTEREST.**

**Staff Maurice Brenyah-Addow** gave a presentation.

**Applicants:** Phil Kerr and Claire Hahn gave a PowerPoint presentation.

**Speakers:** Naomi Schiff, Lauren Westreich, Patti White, David Baker, Nancy Rielle, Alan Lucchesi, Marcus Johnson.

**PUBLIC COMMENT SESSION CLOSED.**

**Mr. Brenyah-Addow** read a list of recommendations for the Planning Commission to consider and craft specific language they deem is appropriate.

Commissioner Bonilla made a motion to approve and send this item to the Landmarks Preservation Advisory Board so that the recommendations may be incorporated by the developer to a standard that's legally possible, and this item will be brought back to the Planning Commission failing a consensus vote by the Landmarks Preservation Advisory Board, seconded by Commissioner Pattillo.



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

<b>3.</b>	<b>Location:</b>	<b>Head Royce School 4233, 4309, and 4315 Lincoln Avenue and 4274 Whittle Avenue; APN: 029A-1367-001-07 through 029A-1367-006-01</b>
	<b>Proposal:</b>	<ol style="list-style-type: none"> <li>1) Revision to approved Condition of Approval #39 (Case File PUDF07-520). This Condition only permits the School to implement the final 3rd enrollment increase, as part of the approved 2006 master plan, after January 4, 2021. The School is requesting permission to legalize their current enrollment (875) and reach the 3rd enrollment phase prior to January 4, 2021.</li> <li>2) Revision to the approved Conditions of Approval (Case File PUDF07-520) removing Conditions associated with the previous master plan construction, addressing issues outlined within the 2012 Revocation complaint; and removing the Neighborhood Agreements.</li> <li>3) Approval of the Transportation Demand Management (TDM) Program.</li> </ol>
	<b>Applicant:</b>	Head Royce School
	<b>Contract Person/Phone Number:</b>	Dennis Malone, (510) 531-1300
	<b>Owner:</b>	Head Royce School
	<b>Case File Number:</b>	<b>REV130003</b> (related Case Files: PUD04-400; PUDF05-339; ER04-0014)
	<b>Planning Permits Required:</b>	No Permits are required pursuant to the Planning Code. Actions to consider include revisions to previously approved Conditions of Approval and approval of a TDM program.
		<i>The Preliminary Planned Unit Development Plan and the Final Development Plan for the first phase was approved by the Planning Commission on January 4, 2006 (PUD04-400; PUDF05-339.) The second phase of the master plan was approved on March 5, 2008 (Case File PUDF07-520).</i>
	<b>General Plan:</b>	Hillside Residential, Detached Unit Residential
	<b>Zoning:</b>	Hillside Residential Zone -4 (RH-4); Detached Unit Residential Zone – 1 (RD-1)
	<b>Environmental Determination:</b>	CEQA Guidelines Section 15314, Minor Additions to Schools; Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning. In addition, a Mitigated Negative Declaration which was adopted by the Planning Commission on January 4, 2006 (Case File ER04-0014) for the Master Plan. No further environmental review required.
	<b>Historic Status:</b>	The existing buildings are not Potentially Designated Historic Properties (PDHP).
	<b>Service Delivery District:</b>	III
	<b>City Council District:</b>	4
	<b>Date Filed:</b>	February 28, 2013
	<b>Staff Recommendation:</b>	Decision on application based on staff report
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For Further Information:</b>	Contact project planner <b>Heather Klein</b> at (510) 238-3659 or <a href="mailto:hklein@oaklandnet.com">hklein@oaklandnet.com</a>

**Staff Member Heather Klein** gave a presentation.

**Applicant:** Crystal Land gave a presentation.



**Appellants:** Karen Young, Paul Cowley, Cheryl Brown gave opposing arguments on why they would like for this project proposal to be denied.

**Cathleen Sullivan, Traffic Consultant with Nelson/Nygaard Consulting** gave presentation of the traffic study and Traffic Demand Management (TDM) proposal.

Commissioner Pattillo made a motion to extend this meeting beyond 10:30 P.M., seconded by Commissioner Myres.

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

**Speakers:** Marleen Sacks, Arvon Perteet, Mark Zittter, Cole Powell, Lisa Kopelnik, Sara Malan, Harvey Levine, Khadijah Grant, Zariah Grant, Jan Goodman, Sue Piper, Britta Sjogren, Rachel Nager, Monica Berzon, Lori Leigh Gielegghem, Hilary Fox, Phil Linhares, Rarinder Singh, Sharon Linhares, Brian Petraska, Joan McCloskey, Rodney Thompson, Emma Levine, Jason Scott, Jami Matanky, Tatsu Yamoato, Mark Epstein, Jen Brakeman, Kristin Dwelley, Gary Hall, Brendon Blakely, Rick Arney, Christian Donovan, Rachel Concannon, Carl Thiermann, Sarah Durantini, Carey Chern, Elaine ONeal, Lauren Quittman, Kimi Kean, Carol Lonergan, Jeff Quittman, Kurt Scherer, Mantra Robinson, Celeste Allen, Kathrina Weekes, Suzanne Christiansen Morris, Peter Smith, Allison Shah, Joann Tracht-Rawson, Bruce Rucker, Mikki Frazier, Mary Fahey, Martha Sellers, Ken Dupee, Brian Barsh, William Newell, Annie Mudge, Michael Thilgen, Erica Bachman, Eric Haas, Ben Rewas, Kako Ito, Ann Gardyne, Anita Gardyne, Jasper Reid, Buck Arney, Eva Verner, Lucia Paris, Emanuel Tran, Evelyn Martinez Garcia, Andrea Rezzonico, Margaret Rosen, Kriss Vann, Shelly Wong, Reuben Goldberg, Junaid Mohiuddin, Julie Mills, Amy Lund, Alex M. Spadden, Karen Caronna, Jeffrey Baird, Randy Morris, Donna Egan, Don Dunning, Bridget Bichsel, Leila Moncharsh, Patrick VanNess.

**PUBLIC COMMENT SESSION CLOSED.**

**Commissioner Myres** disclosed that she met with the applicant prior to this meeting.

**Commissioner Monchamp** disclosed that she met with the applicant's attorney prior to this meeting.

**Commissioner Pattillo** disclosed that she met with the applicant and neighbors prior to this meeting.

Commissioner Pattillo made a motion to approve including the following additional conditions of approval: enter through the Whittle Avenue gate and don't park on Clement Street, a third party monitor, a third monitor in the queue and the Planning Commission shall receive a status report in approximately 1 year after implementation, seconded by Commissioner Myres.

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

**Approval of Minutes**

Commissioner Myres made a motion to approve the June 3, 2015 Planning Commission minutes, seconded by Commissioner Pattillo.

**Action on the matter:** Approved 5 ayes, 1 abstention (Monchamp).

Commissioner Myres made a motion to approve the July 1, 2015 Planning



Commission minutes, seconded by Commissioner Pattillo.

**Action on the matter:** Approved 5 ayes, 2 abstentions (Bonilla, Nagraj).  
**Commissioner Pattillo asked for a status report on item #7, 491 Bellevue Avenue from the July 1, 2015 Planning Commission agenda be given within the next 2 months.**

Vice Chair Nagraj made a motion to approve the July 15, 2015 Planning Commission minutes, seconded by Commissioner Monchamp.

**Action on the matter:** Approved 5 ayes, 2 abstentions (Myres, Weinstein).

Vice Chair Nagraj made a motion to approve the August 5, 2015 Planning Commission minutes, seconded by Commissioner Pattillo.

**Action on the matter:** Approved 5 ayes, 3 abstentions (Monchamp, Myres, Bonilla,)

**ADJOURNMENT**

Meeting adjourned at approximately 12:25 A.M.

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

**NEXT MEETING:** November 18, 2015

**NOTE:** For further details on this meeting, please view the video on the oaklandnet.com website.