



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

December 1, 2010
Regular Meeting

ROLL CALL

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

Excused: Colbruno

Staff: Eric Angstadt, Scott Miller,
Holly Pearson, David Valeska, Heather
Klein, Peterson Vollman, Mark Wald,
Heather Lee, Cheryl Dunaway

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Holly Pearson gave a status report on the
International Boulevard Transit-Oriented
Development Plan.
Speaker: Sanjiv Handa

OPEN FORUM

Speaker: Sanjiv Handa

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.

**PUBLIC HEARINGS**

- | | |
|----|--|
| 1. | <p>Location: 5914 Telegraph Avenue (APN.016-1386-012-03)</p> <p>Proposal: Installation of a wireless telecommunication facility consisting of: eight (8) panel antennas at approximately 66'-2" high above grade and attached to an existing 76'-7" high Monopole with eight (8) existing antennas for total of 16 telecommunication antennas, and 4 accompanying ground mounted equipment cabinets within a chain link enclosure.</p> <p>Applicant/Phone Number: Steven J. Christenson/RS&L Consulting Services (for: T-Mobile Wireless Co.)
(530) 368-0730</p> <p>Owner: Crown Castle/Bautista Emilio</p> <p>Case File Number: CMD10-072</p> <p>Planning Permits Required: Major Conditional Use Permit with special findings to allow co-location on a Monopole Facility within 100' of a Residential Zone (OMC Sec. 17.16.070, 17.128.080(C), 17.134.020(A)(3)(i)); and Regular Design Review with special findings to allow the expansion of a Monopole Facility (OMC Sec. 17.16.030, 17.128.080(B), 17.136.040(A)(10))</p> <p>General Plan: Urban Residential</p> <p>Zoning: C-28 Commercial Shopping District Zone and within 100' of R-35 Special-One Family Residential Zone</p> <p>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</p> <p>Historic Status: Non-Historic Property; no survey rating</p> <p>Service Delivery District: 2</p> <p>City Council District: 1</p> <p>Date Filed: August 11th 2010</p> <p>Support/Opposition: Support: Steven J. Christenson/RS& L Consulting Services (for: T-Mobile Wireless Co.) and Vivek Bhatia Oakland residence.
Opposition, Neighbors: Cory & Megan Borovicka, Nicole M. Aruda, Michael Krajac, Patricia Smith, Carlo & Mary Busby, Tamar Carson, Robert Wiles</p> <p>Summary of Planning Commission Action on October 6th 2010: On October 6, 2010, item #1 on consent calendar; The Planning Commission held a Public Hearing, and the Commission took a straw vote to deny approval, and requested that Planning staff prepare findings for denial of the subject Telecommunication co-location project (CMD10-072).</p> <p>Finality of Decision: Appealable to City Council within 10 calendar days</p> <p>For Further Information: Contact case planner Jason Madani, Planner II at (510) 238-4790 or jsmadani@oaklandnet.com</p> |
|----|--|

Applicant requested a continuance until the January 19, 2011 meeting. Planning Commission voted unanimously 6 ayes, 0 noes. Continuance granted.



2.	Location:	4514 Telegraph Avenue (APN 013-1150-014-00)
	Proposal:	Expand and revise location of existing fast-food restaurant including drive-through lane and parking on Telegraph Avenue at 45 th Street
	Contact Person/Phone Number:	Gary Semling (707)765-1660
	Owner:	Franchise Realty Interstate Co.
	Case File Number:	REV10-018
	Planning Permits Required:	Revision to approved Major Conditional Use Permits CM77-175 and CM90-483 and Regular Design Review for existing one-story 3,028 square foot McDonalds fast-food restaurant including drive-through lane and 44 parking spaces (where 6 spaces were required), for 3,920 square foot 74-seat 19-foot tall brick and stucco building (792 added square feet of building), 21 parking spaces, on a 31,416 square foot (0.7 acre) site; and a request for 24 hour operation where presently permitted hours are 5 am to 11 pm; and reconfiguration of signs
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	C-28 Commercial Shopping District Zoning District
	Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15303
	Historic Status:	Not Potential Designated Historic Property
	Service Delivery District:	2
	City Council District:	1
	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.

Applicants: Ed Smith and Mark McClure answered questions asked by the Planning Commission.

Speakers: John Gatewood, Max Allstadt, Sanjiv Handa

Applicants: Ed Smith, Mark McClure and Jack Rittenhouse answered questions raised by the Planning Commission concerning outreach to the surrounding communities informing them of the proposed project and address any concerns they may have.

Planning Commission also raised concerns about no speed bumps included in the pedestrian walkway, outdoor seating and the close proximity to schools.

Motion given by Gibbs to approve, seconded by Huntsman. Action on the matter: 4 ayes, 2 noes. Approved.



3.	Location:	325 7th Street Project 325-335 7th Street; 320-330 6th Street; 621-635 Harrison Street (APN: 001-0189-005-00 through 001-0189-009-00; 001-0189-013-00 and 001-0189-014-01)
	Proposal:	Public Hearing on the Draft Environmental Impact Report (EIR) to obtain comments on the adequacy of the information, issues and analysis contained in the Draft EIR for the construction/operation of 380 residential condominium units and 9,110 square feet of ground-floor office and retail space in a building featuring two tall towers situated on a four-story podium, with one tower reaching a height of 27 stories and the other tower reaching a height of 20 stories.
	Applicant:	Mark McClure
	Contact Person/Phone Number:	Mark McClure, (510)547-4862
	Owner:	BALCO Properties, Ltd., LLC
	Case File Number:	ER07-0002; CMDV06-573
	Planning Permits Required:	Major Conditional Use Permit for a large-scale development over 100,000 square feet of new floor area or more than one hundred twenty (120) feet in height; Interim Major Conditional Use Permit for FAR that exceeds zoning but consistent with the General Plan; Minor Variances for the dimensions of parking spaces, tandem parking spaces, rear yard setbacks, loading berth dimensions, and open space requirements.
	General Plan:	Central Business District
	Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone and CBD-X Central Business District Mixed Commercial Zone, adopted July 21, 2009. (The zoning when the application was submitted was C-40 Community Thoroughfare Combining Zone and S-17 Downtown Residential Open Space Combining Zone)
	Environmental Determination:	The Draft EIR was published for a 45-day review period from October 18, 2010 to December 1, 2010.
	Historic Status:	The project is located within the 7 th Street / Harrison Square Residential District. This district is considered an Areas of Primary Importance (API). The property at 617-621 Harrison Street is located in the 7 th Street / Harrison Square Residential District and rated a C1+. The properties adjacent to the site at 607 and 611-613 Harrison Street are also located within the 7 th Street / Harrison Square Residential District and are rated C1+ and Dc1*.
	Service Delivery District:	Downtown Metro
	City Council District:	2
	Action to be Taken:	Receive public and Planning Commission comments on the adequacy of the information, issues and analysis contained in the Draft EIR.
	For Further Information:	Contact project planner Heather Klein at (510) 238-3659 or by email hklein@oaklandnet.com

Staff Member Heather Klein gave a presentation and answered questions asked by the Planning Commission.

Speakers: Naomi Schiff, Gary Knecht, Max Allstadt, Steve Lowe, Michael Lok

Planning Commission gave suggestions and expressed their concerns and comments about the EIR's overall process. No action on the matter required at this time.



4.	Location: 9507 Edes Avenue (APN: 045-5292-005-00)
	Proposal: Proposal for a new mini-lot development to subdivide the existing 31,676 square foot site into thirteen lots. Twelve of the lots would accommodate new two story single-family dwellings, and the thirteenth lot would accommodate an access facility (internal driveway), 22 off-street parking stalls, and group open space to serve the new lots. The proposal includes a density bonus for an affordable housing development.
	Applicant: Habitat for Humanity East Bay
Contact Person/Phone Number:	Doug Stimpson/ (510) 251-6304
	Owner: City of Oakland
	Case File Number: TTM-8056 & CMDV10-164
Planning Permits Required:	Tentative Tract Map for a new subdivision and a Conditional Use permit for a Mini-lot development, private access easement, and density bonus for affordable housing. Minor Variances for front yard setback (15'0" required; 11'0" proposed) and rear yard setback (15'0" required; 12'0" proposed). Regular Design Review for new construction.
	General Plan: Detached Unit Residential
	Zoning: R-50, Medium Density Residential Zone
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: Vacant Lot
Service Delivery District:	6
City Council District:	7
	Status: Pending
	Action to be Taken: Decision on application based on Staff Report
	Finality of Decision: Appealable to City Council
For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollman@oaklandnet.com .

Staff Member Peterson Vollmann gave a presentation.

Speaker: Sanjiv Handa

Planning Commission commented on the Conditions of approval based on community outreach initiated by the applicants.

Applicant: Joe Holtzen answered questions asked by the Planning Commission.

Motion to approve given by Huntsman, seconded by Gibbs.

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



5.	Location:	Multiple parcels located east of Oak Street to the Lake Merritt channel between I-880 and Embarcadero. Including the Laney College parking lot north of I-880 and a city owned parcel south of Embarcadero.
	Assessor Parcel Numbers	000O-0455-004-04; -009-03; -004-02; -15-02 000O-0440-004-03; -003-01; -002-00; -001-00; -007-00; -009-03; -012-00; -005-00; -006-00 000O-0435-001-00; -003-00; -005-01; -002-01; -010-06; -007-03; -010-04 000O-0430-001-04; 000O-0445-012-02
	Proposal:	The Project consists of a new ballpark of up to 39,000 seats, located east of Fallon Street, and adjacent development in the project area including up to 180,000 square feet of retail, up to 540,000 square feet of office, up to 700 residential units and approximately 2,500 off-street parking spaces. The proposal may include the potential for land acquisition and include the extension of 4 th , 3 rd , and 2 nd Streets to Fallon Street and the development of new open space adjacent to the Lake Merritt Channel.
	Applicant:	City of Oakland/ Oakland Redevelopment Agency
	Contact Person/Phone Number:	Gregory Hunter / (510)238-2992
	Owner:	Multiple Private and Public owners
	Case File Number:	ER10-0002
	General Plan:	Estuary Plan Area – Mixed Use Central Business District Estuary Plan Area - Parks
	Zoning:	M-20, Light Manufacturing Zone CBD-X, Central Business District Mixed Commercial Zone S-2, Civic Center Zone S-4, Design Review Combining Zone OS (RSP), Open Space Zone – Regional Open Space
	Environmental Determination:	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 November 10, 2010. The comment period for the NOP ends on December 9, 2010.
	Historic Status:	The project site does not contain any historic properties
	Service Delivery District:	Metro
	City Council District:	3
	Action to be Taken:	Receive public and Commission comments about what information and analysis should be included in the EIR. No decisions on the project will be made at this hearing.
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollman@oaklandnet.com .

Deputy Director Eric Angstadt gave a presentation.

Speakers: Gary Knecht, Max Allstadt, Michael Johnson, Rebecca Carpenter, Michael Seigal, Ben Fernandez, Michael Lok, Michael Davie, Ian Baldrige, Peter Fowler, Brian Grunwald, Joel Morales, Bobby Tselentis, Sharon Cornu, Michael Taft, Ben Delaney, Morgan King, Nathan Cox, Steve Lowe, Bruce Ide, Mimi Ho, Rick Tittle, Ethan Pintard, Jorge Leon, Mary Vail, David Bewley, Sanjiv Handa.



Planning Commission raised concerns about safety, wheelchair access, job analysis, the cumulative effects, pedestrian quality, develop a plan for a healthy community, traffic counts, parking scenarios and recreation areas. No action on the matter is required at this time.

APPEALS

There are no appeals on this agenda

Approval of Minutes:

October 20, 2010 minutes approved by unanimous vote by the Planning Commission.

OPEN FORUM

Speaker: Jim Dexter.

ADJOURNMENT

Meeting adjourned at approximately 9:55 P.M.

SCOTT MILLER
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING:

December 15, 2010