



Oakland City Planning Commission

AGENDA

Adhi Nagraj, Chair
Emily Weinstein, Vice Chair
Jonathan Fearn
Tom Limon
Clark Manus
Amanda Monchamp
Jahmese Myres

June 21, 2017
Regular Meeting

MEAL GATHERING

5:00pm **Max's Diner, 500 12th Street, City Center, Oakland**

Open to the public. (Members of the public may purchase their own meals if desired. Consumption of food is not required to attend.)

BUSINESS MEETING

6:00pm **Council Chambers, City Hall, One Frank H. Ogawa Plaza**

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15 pm**, and the meeting will adjourn no later than **10:30 p.m.** unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

Please work with the case planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

Staff reports for items listed on this agenda will generally be available to any interested party by 3:00 p.m. the Friday before the meeting at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612.

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 Planning and Building Department 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 and Building 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.

El lugar de la reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三(3)天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



**New online staff report
download instructions**

Staff reports are also available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandnet.com/planning (under "Planning Commission.") You will need to ensure that your computer will accept pop-ups from the host site (oaklandnet.com) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure Section 1094.6, unless a shorter period applies. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.

Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

While attending Planning Commission meetings, parking in the Dalziel Building Garage (located on 16th Street between San Pablo Ave and Clay St) is free. Attendees should see staff at the meeting to validate parking tokens.

Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Jonathan Arnold at jarnold@oaklandnet.com or 510-238-6194 or Cheryl Dunaway at cdunaway@oaklandnet.com or 510-238-2912 at least 48 hours prior to the meeting.

Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, staff, and the public, twenty-five (25) copies of all material should be submitted. Material submitted at least ten days prior to the meeting may be included as part of the agenda packet; material submitted later may be distributed at or prior to the meeting. To ensure that material submitted at the meeting is distributed to Commissioners, a minimum of twenty-five (25) copies should be submitted to Planning staff no later than the time the item is scheduled to be considered by the Commission.

ROLL CALL

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Committee Reports

Commission Matters

City Attorney's Report



OPEN FORUM

At this time members of the public may speak on any item of interest within the Commission's jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes or less if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

CONSENT CALENDAR

The Commission will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report and recommendation in each case. Members of the Commission may request that any item on the Consent Calendar be singled out for separate discussion and vote.

1.	Location:	Utility pole in sidewalk adjacent to: 2472 66th Ave
	Assessor's Parcel Number(s):	039-3259-040-00
	Proposal:	To establish a telecommunications facility, to enhance existing services, by attaching an antenna and equipment to an existing wooden utility pole located in the public right-of-way (sidewalk). The 42' wooden utility pole is existing.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16413
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Detached Residential
	Zoning:	RD-1 Detached Residential Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non historic property
	City Council District:	6
	Date Filed:	December 2, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandnet.com .



2.	Location:	Utility pole in sidewalk adjacent to: 2327 Havenscourt Blvd
	Assessor's Parcel Number(s):	039-3254-004-00
	Proposal:	To establish a telecommunications facility, to enhance existing services, by attaching an antenna and equipment to an existing wooden utility pole located in the public right-of-way (sidewalk). The 51' wooden utility pole is existing.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	Extenet et al.
	Case File Number:	PLN16373
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Detached Residential
	Zoning:	RD-1 Detached Residential Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non historic property
	City Council District:	6
	Date Filed:	December 2, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandnet.com .

3.	Location:	City street light pole in public right-of-way (sidewalk) adjacent to 997 10th Street (At intersection of 10th St. and Filbert St.)
	Assessor's Parcel Number(s):	Adjacent to: 004-0007-016-02
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 24'-5" City street light located in the sidewalk; the antenna would be attached to the top at up to 29'-8" and equipment at approximately 9' to 15'-1".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN16429
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility in Residential Zone; Minor Variance for Monopole adjacent to Residential Use; Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential - 1 Zone (RM-1)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	3
	Date Filed:	December 9, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .



4.	Location:	City street light pole in public right-of-way (median) adjacent to 1070 Market St
	Assessor's Parcel Number(s):	Adjacent to: 002-0003-034-00
	Proposal:	To establish a new "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a 28'-7" City street light located in the median; the antenna would be attached to the top at up to 32'-10" and equipment at approximately 9' to 14'-3".
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN16435
	Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility in Residential Zone; Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	Urban Residential
	Zoning:	Urban Residential - 3 Zone (RU-3)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	3
	Date Filed:	December 9, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .

5.	Location:	The public Right of Way in front of 2401 67th Avenue on a JPA Utility Pole
	Assessor's Parcel Number(s):	(039-3260-028-00) nearest lot adjacent to the project site.
	Proposal:	Installation of a wireless telecommunication facility on an existing 37' tall wooden utility pole located in the public right-of-way. The project involves installation of one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 18' and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16404
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunications canister antenna on an existing PG&E pole located in the public right -of- way in a residential zone.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing PG&E utility pole; Section 15303, new construction or conversion of small structures; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	6
	Date Filed:	October 4, 2016
	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 at jmadani@oaklandnet.com .



6.	Location:	The public Right of Way in front of 2400 66th Avenue on a JPA Utility Pole
	Assessor's Parcel Number(s):	(039-3259-028-00) nearest lot adjacent to the project site.
	Proposal:	Installation of a wireless telecommunication facility on a 38' -6" tall wooden utility pole located in the public right-of-way. The project involves installation of one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 18' and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913)458-9148
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN16412
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility one (1) telecommunications canister antenna on an existing PG&E pole located in the public right -of- way in a residential zone.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential-1
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new construction or conversion of small structures; Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	6
	Date Filed:	December 2, 2016
	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 at jmadani@oaklandnet.com .

7.	Location:	Utility pole in sidewalk adjacent near 1838 40th Ave.
	Assessor's Parcel Number(s):	033-2142-023-00 (nearest to)
	Proposal:	To establish a telecommunications facility, to enhance existing wireless services, by attaching an antenna and equipment at up to 26'-2" on an existing 40-foot wooden utility pole located in the sidewalk.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile)/(913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case File Number:	PLN16392
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential - 2 Zone (RM-2)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	5
	Date Filed:	December 9, 2016
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandnet.com .



8.	Location:	Utility pole in sidewalk adjacent to: 1830/1832 38th Ave
	Assessor's Parcel Number(s):	033-2138-072-00 (adjacent to)
	Proposal:	To establish a telecommunications facility, to enhance existing wireless services, by attaching an antenna and equipment at up to 27'-4" on an existing 47-foot wooden utility pole located in the sidewalk.
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: T-Mobile) / (913) 458-9148
	Owner:	Joint Pole Authority (JPA) including PG&E
	Case File Number:	PLN16387
	Planning Permits Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential – 2 Zone (RM-2)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Non-historic property
	City Council District:	5
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact case planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandnet.com .

9.	Location:	815 Broadway
	Assessor's Parcel Number(s):	001-0201-005-00
	Proposal:	Major revision to a previously approved Alcoholic Beverage Sales Activity, Type 20 off sale activity, within the "Umami Mart" a Japanese houseware retail store (Case File PLN14250). Revision will expand the alcohol retail sales area from 560 square feet to 1,229 square feet and allow on-site tasting.
	Applicant:	Umamimart LLC
	Contact Person/ Phone Number:	Yoko Kumano (510) 862-2232
	Owner:	PSAI Old Oakland Associates LLC
	Case File Number:	PLN14250-R01
	Planning Permits Required:	Revision to Major Conditional Use Permit, Major Variance and Public Convenience and Necessity findings to expand the alcohol beverage retail sales area from 560 square feet to 1,229 square feet.
	General Plan:	Central Business District
	Zoning:	CBD-P/S-7 Central Business District Pedestrian Retail Commercial Zone / Preservation Combing Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183: Projects consistent with the General Plan or Zoning.
	Historic Status:	Local Landmark (DHP) Wilcox P.S. Block; Survey rating: B-a1+
	City Council District:	3
	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 by email at jherrera@oaklandnet.com .



10.	Location:	2418 Broadway
	Assessor's Parcel Number(s):	008-0673-002-00
	Proposal:	To establish a new bar/cocktail lounge within a 1,900 square-foot space and 2:00 a.m. closing time.
	Owner:	Gregory Garrity
	Applicant:	Adi Taylor / 2418 Broadway LLC
	Case File Number:	PLN15353
	Planning Permits Required:	Major Conditional Use Permits for alcoholic Beverage Sale (request for Type 48 State Alcohol License); and Findings for Public Necessity or Convenience.
	General Plan:	Central Business District
	Zoning:	D-BV-2
	Environmental Determination:	Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); 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: Ed3 -circa 1912
	City Council District:	3
	Status:	Pending
	Action to be Taken:	Decision on application based on staff report
	Staff Recommendation:	Approval subject to conditions
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandnet.com .

PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the public hearing.

The Commission will then vote on the matter based on the staff report and recommendation. If the Commission does not follow the staff recommendation and no alternate findings for decision have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision.

If you wish to be notified on the decision of an agenda item, please indicate the case number and submit a self-addressed stamped envelope, for each case.

Planning Commission decisions that involve "major" cases (e.g., major variances, major conditional use permits) are usually appealable to the City Council. If any interested party seeks to challenge such decision in court, an appeal **must be filed** within ten (10) calendar days of the date of the announcement of the Planning Commission decision and by 4:00 p.m. An appeal shall be on a form provided by the Planning and Building Department, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the case planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Planning Commission or wherein their decision is not supported by substantial evidence and must include payment of the required fee in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so will preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Planning Commission prior to the close of the Planning Commission's public hearing on the matter.

Any party seeking to challenge a final decision in court must do so within ninety (90) days of the date of the announcement of a final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.



Location:	Oak Knoll Mixed Use Community Plan Project , located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard, bounded by Keller Avenue and Mountain Boulevard. APNs: Multiple including 043A-4675-003-21; 048-6865-002-03; 043A-4712-001; 048-6870-001; 048-6870-002; and 043A-4675-074-01
Proposal:	The Project consists of a Master Planned community on approximately 191 acres consisting of 935 residences, 72,000 square feet of neighborhood commercial, 14,000 square feet of civic/commercial use (relocated historic Club Knoll building as a community center and commercial space), open space, creek restoration and trails.
Applicant/Owner:	Oak Knoll Venture Acquisitions LLC, c/o Suncal, Sam Veltri (949) 777-4000
Case File Number:	PLN15378; PLN15378-ER01; PLN15378-PUDF01; PLN15378-PUDF02; CP15032; TTM8320 and PLN15378-DA07
Planning Permits Required:	Proposed General Plan Amendment (change to Land Use Diagram), Rezoning, Planned Unit Development Permit (PUD) including Preliminary Development Plan (PDP), Final Development Plan (FDP) for Master Developer Installed Improvements, Final Development Plan for Relocation and Rehabilitation of Club Knoll, Design Review, Vesting Tentative Tract Map, Creek Permit Development Agreement and other permits and/or approvals
General Plan:	Current: Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area Proposed: Amend the Project site to the Hillside Residential, Detached Unit Residential, Mixed Housing Type Residential, Neighborhood Center, Community Commercial, Urban Open Space and Resource Conservation Area land use designations. <i>Note: The Seneca Center and Sea West Federal Credit Union parcels are not proposed to be amended.</i>
Zoning:	Current: RH-3 (Hillside Residential Zone -3), and RH-4 (Hillside Residential Zone -4) Proposed: Rezone to a new Zoning District (D-OK Oak Knoll District Zoning which includes seven (7) sub-zones) <i>Note: The Seneca Center and Sea West Federal Credit Union parcels are not proposed to be amended.</i>
Environmental Determination:	The Draft Supplemental Environmental Impact Report (SEIR) was published for a 45-day review period beginning August 29, 2016. The review and comment period ended on October 12, 2016. The Final SEIR, including responses to all comments on the Draft SEIR, was published on April 27, 2017.
Historic Status:	The existing Club Knoll building on the Project site is an historic resource under CEQA, listed on the Local Register, Oakland Cultural Heritage Survey rating of B+3, eligible for Landmark status with an A rating, and placed on the Preservation Study List as a Designated Historic Property.
City Council District:	District 7 - Reid
Actions to be Taken:	Receive public comments, and provide a recommendation to City Council regarding certification of SEIR, General Plan Amendment, Rezoning, Development Agreement, PUD Permit/PDP, subsequent FDP's, Vesting Tentative Tract Map, and other permits and/or approvals
Finality of Decision	All of the Planning Commission's recommendations as to the CEQA findings, certification of the SEIR and the Project will automatically be considered by the City Council at a later date, for its independent review, consideration and final action, and thus no appeal of these actions is necessary. However, all interested parties must exhaust their administrative remedies by raising any and all issues and/or evidence at this public hearing or in writing received by the Project Planner Scott Gregory or Heather Klein no later than 4:00pm on June 21, 2017.
For Further Information:	Contact case planner Scott Gregory , Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com , or Project Planner Heather Klein at (510) 238-3659 or hklein@oaklandnet.com



APPEALS

The Commission will take testimony on each appeal. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, to the public hearing; provided, however, such issues were previously raised in the appeal itself.

Following testimony, the Commission will vote on the staff report and recommendation. If the Commission reverses/overturns the staff decision and no alternate findings for decisions have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision. Unless otherwise noted, the decisions in the following matters are final and not administratively appealable. Any party seeking to challenge these decisions in court must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT By 10:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.


ROBERT MERKAMP
Development Planning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: July 5, 2017