



Jahmese Myres, Chair
Amanda Monchamp, Vice-Chair
Jonathan Fearn
Nischit Hegde
Tom Limon
Clark Manus
Sahar Shirazi

November 7, 2018
Regular Meeting

The meeting was called to order at **6:04pm**.

ROLL CALL

Present: Manus, Shirazi, Fearn, Limon, Hegde, Monchamp
Excused: Myres

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Items #3, #4, #5, and #6 were moved to public hearings.

Director's Report

Committee Reports

Commission Matters

City Attorney's Report

OPEN FORUM

Cindy Cathey, Alexis Schroeder, Beverly Rubik, Harry Jaubs

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 a 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。



CONSENT CALENDAR

1.	Location:	1915 Broadway
	Assessor's Parcel Number(s):	008-0639-003-00
	Proposal:	To operate a Bar.
	Applicant:	Cory Hunt
	Contact Person/ Phone Number:	Cory Hunt (916)601-1782
	Owner:	EMBL, LLC
	Case File Number:	PLN18331
	Planning Permits Required:	Major Conditional Use Permit with additional findings including Public Convenience or Necessity for Alcoholic Beverage Sales Commercial Activity
	General Plan:	Central Business District
	Zoning:	CBD-P Central Business District Pedestrian Retail Zone
	Environmental Determination:	Exempt, 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:	*d1+ rating - Area of Primary Importance (API) Uptown Commercial
	City Council District:	3
	Date Filed:	8/9/18
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Michael Bradley at (510) 238-6935 or by email at mbradley@oaklandca.gov .

2.	Location:	1741 San Pablo Avenue
	Assessor's Parcel Number(s):	003-0063-004-00
	Proposal:	To establish a new Alcoholic Beverage Sales Activity, Type 48 Bar, into a vacant ground floor commercial space. The proposed bar will occupy a 1,600 square feet space and will have operating hours 4:00pm-12:00am.
	Applicant:	Amplify Entertainment, LLC
	Contact Person/ Phone Number:	Allison Sadauskas (415) 990-0379
	Owner:	Michael O'Connor
	Case File Number:	PLN18330
	Planning Permits Required:	Major Conditional Use Permit to allow the establishment of an Alcoholic Beverage Sales Activity; Findings of Public Convenience or Necessity in an over concentrated area.
	General Plan:	Central Business District
	Zoning:	CBD-X Zone Central Business District Mix Commercial 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:	Potential Designated Historic Property; OCHS Survey rating: Dc3
	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@oaklandca.gov .



The Consent Calendar (Items #1 and #2) was called at **6:15pm**.

Motion by Commissioner Manus to approve the Consent Calendar (Items #1 and #2), seconded by commissioner Fearn.

Ayes: Manus, Shirazi, Fearn, Limon, Hegde, Monchamp

Noes:

Approved with 6 ayes and 0 noes.

PUBLIC HEARINGS

7.	Location:	2044 Franklin
	Assessor's Parcel Number(s):	008-0651-018-01
	Proposal:	Construction of a 22 story, 239-foot-high residential high rise structure with 357 residential apartment units including 20 very low income affordable housing units, 5,385 sf of ground floor retail, no parking, and a concession from open space requirements to allow 12,872 sf of group open space rather than 26,775 sf of open space.
	Applicant:	RAD/Urban
	Contact Person/ Phone Number:	Brian Caruso RAD/Urban 408-813-3025
	Owner:	Village Glenn Oakland 2, LLC
	Case File Number:	PLN17050-R01-R01
	Planning Permits Required:	Conditional Use Permit; Design Review
	General Plan:	Central Business District
	Zoning:	CBD-C
	Environmental Determination:	Exempt, Section 15332: Infill Development; Section 15183: Consistent with General Plan or Zoning; Section 15180: Central District Urban Renewal Plan EIR; Section 15183.3: Streamlining for Infill Projects
	Historic Status:	N/A
	City Council District:	3
	Finality of Decision:	Planning Commission
	For Further Information:	Contact Case Planner Rebecca Lind, Planner III at (510) 238-3472 or by email at rlind@oaklandca.gov .

Item #7 was called at **6:18pm**.

Staff: Rebecca Lind

Motion by Commissioner Manus to accept additional information into the record (a letter from Lamphier-Gregory), seconded by Commissioner Limon.

Ayes: Manus, Shirazi, Fearn, Limon, Hegde, Monchamp

Noes:

Approved with 6 ayes and 0 noes.

Applicant: Dan Germain

Public Speakers: Andrew Jones, Michael Lozeau, Adriana Valencia, Victoria Fierce, Timiza Joseph, Ruskin Vaughn, Daniel Gregg, Kiern Darkwater



Item #7, continued.

Motion by Commissioner Manus to affirm staff’s environmental determination and approve the modification to the Conditional Use Permit and Design Review, subject to the attached findings and conditions, seconded by Commissioner Limon.

Ayes: Manus, Shirazi, Fearn, Limon, Hegde, Monchamp

Noes:

Approved with 6 ayes and 0 noes.

8.	Location:	Brooklyn Basin (formerly known as “Oak to 9th Avenue”)
	Proposal:	Notice of Preparation (NOP) of a Supplemental Environmental Impact Report (SEIR).
	Applicant:	ZOHP, (510) 251-9270.
	Owner:	Port of Oakland/ZOHP
	Case File Number:	PUD06010-R02-ER01
	Planning Permits Required:	Amendment to Development Agreement, General Plan Amendment, Rezone, Revision to Planned Unit Development, Conditional Use Permit and Final Development Permit.
	General and Estuary Plan:	Planned Waterfront Development-1; Estuary Policy Plan-Parks (EPP-Parks).
	Zoning:	Planned Waterfront Zoning District (PWD-4)/D-OTN-4; Open Space (Region-Serving Park) (OS (RSP))
	Environmental Determination:	Final EIR certified on January 20, 2009
	Historic Status:	Affects Non-Historic Property
	City Council District:	2 – Abel Guillen
	Action to be Taken:	Comment on environmental topics to be analyzed in SEIR; no decision to be considered.
	Finality of Decision:	Not applicable.
	For further information:	Contact Case Planner Catherine Payne at (510) 238-6168 or by e-mail at cpayne@oaklandca.gov .

Item #8 was called at **6:58pm**.

Staff: Catherine Payne

Applicant: Eric Harrison

Public Speakers: Naomi Schiff, John Rogers, Donna Smithey, Patty St Louis, Sandra Threlfall, Peter McInerney, Tim Anderson, Adonis Emery, Chelsea Crandall, Nick Taylor, Gene Hazzard

Commissioner Monchamp recused herself from Items #3, #4, #5, and #6. Prior to her leaving, the Commission held a vote to name a Chair *pro tem* to preside over these items.

Motion by Commissioner Fearn to name Commissioner Manus Chair *pro tem* to hear items #3 through #6, seconded by Commissioner Hegde.

Ayes: Manus, Shirazi, Fearn, Hegde, Monchamp

Noes:

Did not vote: Limon (not at dais at time of motion or vote)

Approved with 5 ayes and 0 noes.



3.	Location:	City street light pole in public right-of-way adjacent to: <ul style="list-style-type: none"> a) 6201 International Blvd. (PLN18393; APN 041-3883-038-02); Submitted 9/25/18; General Plan: Urban Residential; Zoning: RU-5; Council District 6. b) 6315 Bancroft Ave. (PLN18394; APN 038-3196-074-05); Submitted 9/25/18; General Plan: Urban Residential; Zoning: RU-4; Council District 6.
	Proposal:	To establish two (2) wireless telecommunications facilities on existing 26’ tall City Light Poles located in the public right-of-way. The projects each involve installation of one (1) antenna measuring 23.5” long and 7.9” in diameter and two diplexers located within shroud at a height of 30’-2” and two (2) radio units (7.8” tall, 7.8” wide and 3.93” deep) mounted at a height of 10’-8” above ground and a meter box mounted on the pole at 8’-0”.
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	City of Oakland
	Planning Permits Required:	Major Conditional Use Permit and Design Review to install wireless Monopole Telecommunications Facilities on existing City Light Poles located in the public right-of-way within RU-4 and RU-5 Residential Zones.
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing City Light Pole; 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 Poles
	City Council District:	6
	Date Filed:	September 25, 2018
	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@oaklandca.gov .

Item #3 was called at **8:14pm**.

Staff: Jason Madani

Applicant: Ana Gomez-Abarca, Marco Montoya

Public Speakers: Alexis Schroeder, Johanna Finney, Irwin Trauss

Motion by Commissioner Limon to affirm staff’s environmental determination and approve the Major Conditional Use Permit and Regular Design Review, subject to the attached findings and conditions, seconded by Commissioner Fearn.

Ayes: Shirazi, Fearn, Limon, Hegde, Manus

Noes:

Approved with 5 ayes and 0 noes.



4. Locations	Wooden utility poles in public right-of-way adjacent to: <ul style="list-style-type: none"> a) 6000 Eastlawn St (PLN17502; APN: 041-3882-020-00); Submitted: 12/27/17; General Plan: Detached Unit Residential; Zoning: RD-2 Zone; Council District: 6 b) 6719 Eastlawn St (PLN17518; APN: 041-4064-028-00)
Proposal:	To consider requests for two (2) application to install a new “small cell site” Macro Telecommunications Facilities on JPA wooden utility poles by attaching antenna and equipment.
Applicant / Phone Number:	Ms. Ana Gomez-Abarca / Black & Veatch (913) 458-9148
Owner:	Extenet, et al.
Planning Permit Required:	Regular Design Review with additional findings for Macro Telecommunications Facility
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
Action to be Taken:	Decision based on staff report
Finality of Decision:	<i>Appealable to City Council</i>
For Further Information:	Contact Case Planners Aubrey Rose at (510) 238-2071 or arose@oaklandca.gov OR Eliezer Mendoza at (510) 238-3123 or emendoza2@oaklandca.gov

Item #4 was called at **8:43pm.**

Staff: Aubrey Rose

Applicant: Marco Montoya, Ana Gomez-Abarca, Milo Trauss

Public Speakers: Robin Hart, Alexis Schroeder, Georgette Bartell

Motion by Commissioner Limon to affirm staff’s environmental determination and approve the Regular Design Review, subject to the attached findings and conditions, for Item 4a, 6000 Eastlawn St, seconded by Commissioner Shirazi.

Ayes: Shirazi, Fearn, Limon, Hegde, Manus

Noes:

Approved with 5 ayes and 0 noes.

Motion by Commissioner Limon to continue Item 4b, 6719 Eastlawn St, to the December 5, 2018, meeting with the request that the Applicant consider alternate sites and coordinate with the Beat 26 NCPC to hold a community meeting with the residents of the 6700 block of Eastlawn St, seconded by Commissioner Fearn.

Ayes: Shirazi, Fearn, Limon, Hegde, Manus

Noes:

Approved with 5 ayes and 0 noes.



5.	Locations:	City street light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> a) 1034 66th Ave (PLN18011; APN: 041-4062-001-02); Submitted: 1/16/18; General Plan: Detached Unit Residential; Zoning: RD-2 Zone; Council District: 6 b) 1048 35th Ave (PLN18091; APN: 033-2190-022-00); Submitted: 2/14/18; General Plan: Neighborhood Center Mixed Use; Zoning: S-15 Transit-Oriented Development Commercial Zone; Council District: 5
	Proposal:	To consider requests for two (2) applications to install new “small cell site” Monopole Telecommunications Facilities on City light poles by attaching antenna and equipment.
	Applicant / Phone Number:	James Singleton for Mobilitie / (650) 814-0564
	Owner:	City of Oakland
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in or near a 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 properties
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact Case Planners Aubrey Rose at (510) 238-2071 or arose@oaklandca.gov OR Eliezer Mendoza at (510) 238-3123 or emendoza2@oaklandca.gov

Item #5 was called at **9:50pm.**

Staff: Aubrey Rose

Applicant: James Singleton/Mobilitie

Public Speakers: Alexis Schroeder, Johanna Finney

Motion by Commissioner Fearn to affirm staff’s environmental determination and approve the Major Conditional Use Permit and Regular Design Review subject to the attached Findings and Conditions of Approval for Item 5a, 1034 66th Ave, seconded by Commisisoner Shirazi.

Ayes: Shirazi, Fearn, Limon, Hegde, Manus

Noes:

Approved with 5 ayes and 0 noes.

Motion by Commissioner Shirazi to affirm staff’s environmental determination and approve the Major Conditional Use Permit and Regular Design Review subject to the attached Findings and Conditions of Approval for Item 5b, 1048 35th Ave, seconded by Commissioner Hegde.

Ayes: Shirazi, Fearn, Limon, Hegde, Manus

Noes:

Approved with 5 ayes and 0 noes.



6.	Locations:	City light poles in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 4124 Telegraph Ave (PLN18391; APN: 012-1010-002-00); Submitted: 9/24/18; General Plan: Neighborhood Center Mixed Use; Zoning: CN-2 Neighborhood Commercial Zones; Council District: • b) 4640 Telegraph Ave (PLN18392; APN: 013-1150-016-00)
	Proposal:	To consider requests for two (2) applications to install new “small cell site” Monopole Telecommunications Facilities on City light poles by attaching antenna and equipment
	Applicant / Phone Number:	Mr. Justin Giarritta / Vinculums (925) 482-8519
	Owner:	City of Oakland
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility near 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 properties
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact Case Planners Aubrey Rose at (510) 238-2071 or arose@oaklandca.gov OR Eliezer Mendoza at (510)238-3123 or emendoza2@oaklandca.gov

Item #6 was called at **10:11pm.**

Staff: Aubrey Rose

Applicant: Justin Giarritta

Public Speakers: Alexis Schroeder

Motion by Commissioner Limon to affirm staff’s environmental determination and approve the Major Conditional Use Permit and Regular Design Review, subject to the attached Findings and Conditions of Approval, seconded by Commissioner Hegde.

Ayes: Shirazi, Fearn, Limon, Hegde, Manus

Noes:

Approved with 5 ayes and 0 noes.



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT

The meeting was adjourned at **10:21pm.**

NEXT REGULAR MEETING: November 28, 2018

Minutes prepared by Jonathan Arnold