



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

**December 5, 2018
Regular Meeting**

The meeting was called to order at **6:02pm.**

ROLL CALL

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

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Items #3 and #4b were moved to public hearings.

Director's Report

Committee Reports

Commission Matters

Commissioner Manus gave an overview of the Design Review Committee meeting held immediately before this meeting.

City Attorney's Report

OPEN FORUM

Nino Parker.

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

This item has been continued to a date uncertain.

1.	Location:	1232-1244 High Street and 1207, 1219, and 1223 44th Avenue
	Assessor's Parcel Number(s):	034-2251-008-00; -009-00; -010-01; -013-01
	Proposal:	To construct a 5-story 128,892 square foot facility with surface parking, and loading dock, office space, lobby, and a community room located on the ground floor. Located on four adjacent lot to be merged.
	Applicant:	Kava Massih Architects
	Contact Person/Phone Number:	Kava Massih (510) 644-1920
	Owner:	Patrick Elwood, c/o Bay Farms Produce, Inc
	Case File Number:	PLN18259
	Planning Permits Required:	Major Conditional Use Permit for a self-storage facility greater than 25,000 square feet, Regular Design Review for development of the site and building design, and Minor variance to allow for 13 off-street parking site where 93 parking spaces are required.
	General Plan:	Business Mix
	Zoning:	CIX 2, Commercial Industrial Mix Zone 2
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-fill Exemptions. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	None
	City Council District:	5
	Status:	Pending
	Action to be Taken:	Decision of Application by Planning Commission
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Moe Hackett at (510) 238-39730 or by email at mhackett@oaklandca.gov .

2.	Location:	300 Lakeside Drive – Kaiser Center
	Assessor's Parcel Number(s):	008-0652-001-05
	Proposal:	Extension of entitlements for the Planned Unit Development (PUD) to construct approximately 1,500,000 square feet of new office development in two towers on the western side of the Kaiser Center.
	Applicant:	Tomás Schoenberg
	Contact Phone Number:	(415) 291-1104
	Owner:	SIC-Lakeside Drive, LLC
	Case File Number:	PUD08103 & TPM9848
	Planning Permits Required:	Extension of the Planned Unit Development and Tentative Parcel Map.
	General Plan:	Central Business District
	Zoning:	Current Zoning: CBD-C, Central Business District Commercial; Prior Zoning from when application was deemed complete: C-55, Central Core Commercial; S-4, Design Review Combining Zone; S-17, Downtown Residential Open Space
	Environmental Determination:	An EIR was Certified for the Project on May 4, 2011.
	Historic Status:	Kaiser Center Building & Roof Garden are CEQA Historic Resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; appears eligible for the National Register individually and as part of the Lake Merritt District (code 3B))
	City Council District:	3
	Status:	Planning Commission approval on May 4, 2011. Entitlements extended through December 31, 2018.
	Action to be Taken:	Decision on application based on Staff Report
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact case planner Pete Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .



4.	Locations:	Wooden utility pole in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 5900 Hayes St (PLN17514; APN: 038-3210-019-00); General Plan: Mixed Housing Type Residential; Zoning: RM-4 Residential; Council District: 6; Submittal date: 12/29/17 • b) 2501 55th Ave (PLN17499; APN: 036-2479-032-00); General Plan: Detached Unit Residential; Zoning: RD-2 Residential; Council District: 6; Submittal date: 12/29/17
	Proposal:	To consider requests for two (2) applications to install a new “small cell site” Macro Telecommunications Facility on a JPA wooden utility pole by attaching antenna and equipment.
	Applicant / Phone Number:	Ms. Ana Gomez-Abarca (for Extenet) (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 within 10 days</i>
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or arose@oaklandca.gov .

5.	Locations	Wooden utility pole in public right-of-way adjacent to: <ul style="list-style-type: none"> • a) 2008 90th Ave (PLN18488; APN 046-5459-012-01); General Plan: Mixed Housing Type Residential; Zoning: RM-1 Residential; Council District: 7; Submittal date: 11/16/18 • b)2272 90th Ave (PLN18489; APN 046-5472-026-00); General Plan: Mixed Housing Type Residential; Zoning: RM-3 Residential; Council District: 7; Submittal date: 11/16/18
	Proposal:	To consider requests for two (2) applications to install a new “small cell site” Macro Telecommunications Facility on a JPA wooden utility pole by attaching antenna and equipment.
	Applicant / Phone Number:	Cynthia MacDermott / Nexius Solutions (209) 914-3360
	Owner:	Verizon, 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 within 10 days</i>
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or arose@oaklandca.gov .



The Consent Calendar (Items #2, #4a, and #5) was called at **6:08pm**.

Motion by Commissioner Fearn to approve the Consent Calendar (Items #2, #4a, and #5), seconded by Commissioner Limon.

Ayes: Fearn, Hegde, Limon, Shirazi, Manus

Noes:

Abstentions: Monchamp

Approved with 5 ayes, 0 noes, and 1 abstention.

PUBLIC HEARINGS

3.	Location:	Westover Drive
	Assessor's Parcel Number(s):	048D-7282-060-00
	Proposal:	Time extension of Conditional Use Permit and Tentative Parcel Map Planning Commission approval for the subdivision of three lots into four at Westover Drive.
	Applicant/Owner:	Hood Miller Properties, Inc. – Kirk Miller and Paula Nesbitt
	Contact Person/ Phone Number:	Kirk Miller (415) 567-8885
	Case File Number:	CU05440/TPM8784
	Planning Permits Required:	Tentative Parcel Map to subdivide three lots into four and Conditional Use Permit for shared access facility.
	General Plan:	Hillside Residential
	Zoning:	RH-3, Hillside Residential 3 Zone; S-9 Fire Safety Protection Combining Zone; S-10 Scenic Route Combining Zone
	Environmental Determination:	Exempt, Section 15315 of the State CEQA Guidelines – Minor Land Division.
	Historic Status:	Non-historic Property
	City Council District:	4
	For Further Information:	Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov .

Item #3 was called at **6:12pm**.

Staff: Maurice Brenyah-Addow

Applicant: Kirk Miller

Public Speakers: Mike Petochoff, Steven Finley, Damien Rigby, Joe Petrozelli

Motion by Commissioner Shirazi to grant a one-year extension of the current project approvals until December 31, 2019, subject to the previously approved Findings and Conditions of Approval, and the attached additional Condition of Approval regarding the imposition of impact fees, seconded by Commissioner Manus.

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

Noes:

Approved with 6 ayes and 0 noes.



Commissioner Monchamp recused herself from Items #4b and #6. Prior to leaving the room a discussion was held about the election of a Chair *pro tem* to hear these remaining items.

Motion by Commissioner Monchamp to elect Commissioner Manus Chair *pro tem* for the remainder of the meeting, seconded by Commissioner Shirazi.

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

Noes:

Approved with 6 ayes and 0 noes.

4.	Locations	Wooden utility pole in public right-of-way adjacent to: <ul style="list-style-type: none"> a) 5900 Hayes St (PLN17514; APN: 038-3210-019-00); General Plan: Mixed Housing Type Residential; Zoning: RM 4 Residential; Council District: 6; Submittal date: 12/29/17 b) 2501 55th Ave (PLN17499; APN: 036-2479-032-00); General Plan: Detached Unit Residential; Zoning: RD-2 Residential; Council District: 6; Submittal date: 12/29/17
	Proposal:	To consider requests for two (2) applications to install a new “small cell site” Macro Telecommunications Facility on a JPA wooden utility pole by attaching antenna and equipment.
	Applicant / Phone Number:	Ms. Ana Gomez-Abarca (for Extenet) (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 within 10 days</i>
	For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or arose@oaklandca.gov .

Item #4b was called at **6:36pm**.

Staff: Aubrey Rose

Applicant: Marco Montoya, Ana Gomez-Abarca

Public Speakers: Patricia Maurice, Joel DeValcourt, Pastor Ken Lackey, Sally Cahill

Motion by Commissioner Fearn to affirm staff’s environmental determination and approve the Regular Design Review, subject to the attached Findings and Conditions of Approval for Item #4b (2501 55th Ave, PLN17499), seconded by Commissioner Shirazi.

Ayes: Fearn, Limon, Shirazi, Manus

Noes:

Abstentions: Hegde

Approved with 4 ayes, 0 noes, and 1 abstention.



6.	Location:	Wooden utility pole in public right-of-way adjacent to: <ul style="list-style-type: none"> • 6719 Eastlawn St (PLN17518; APN: 041-4064-028-00); Submitted 12/27/17; General Plan: Detached Unit Residential; Zoning: RD-2 Zone; Council District 6
	Proposal:	To consider request for one (1) application to install a new “small cell site” Macro Telecommunications Facilities on JPA wooden utility pole 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 Planner Aubrey Rose at (510) 238-2071 or arose@oaklandca.gov

Item #6 was called at **6:54pm.**

Staff: Aubrey Rose

Applicant: Marco Montoya, Ana Gomez-Abarca, Charles Lindsay

Public Speakers: Rev. Bea Williams, Pastor Ken Lackey, Robin Hart, Joel DeValcourt, Marc Savino

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

Ayes: Fearn, Limon, Shirazi, Manus

Noes: Hegde

Approved with 4 ayes and 1 no.



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT

The meeting was adjourned at **7:43pm.**

NEXT REGULAR MEETING: December 19, 2018

Minutes prepared by Jonathan Arnold