



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

September 26, 2018
Regular Meeting

MEAL GATHERING

5:00pm Café 15, 597 – 15th St, Oakland (Corner of Jefferson & 15th St)

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 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。



**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.oaklandca.gov (under "Planning Commission.") You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) 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@oaklandca.gov or 510-238-6194 or Cheryl Dunaway at cdunaway@oaklandca.gov 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:	319 – 105th Avenue
	Assessor’s Parcel Number(s):	045-5370-043, -044, -045, -046, -047, -048, -049, -050, -051, -052, -053, -054, -055, -056, -057, -058, -059, -060, -061, -062, -063, -064.
	Proposal:	To operate a Limited Agricultural and Plant Nursery business.
	Applicant:	Planting Justice, Jim Moore
	Contact Person/ Phone Number:	Jim Moore (510)655-6750
	Owner:	Planting Justice
	Case File Number:	PLN16082
	Planning Permits Required:	Major Conditional Use Permit for a Limited Agricultural Activity greater than one acre and a Plant Nursery Agricultural Activity in the RD-1 Zone. Regular Design Review for new nonresidential building facilities.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-fill development projects; Section 15303: new construction of small structures; Section 15183: projects consistent with a community plan, general plan, or zoning.
	Historic Status:	Vacant lot in the 105th Ave Mixed 2 Area of Secondary Importance (ASI)
	City Council District:	7
	Date Filed:	3/24/16 (Revised plans dated 1/24/17)
	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:	4015-4027 Broadway
	Assessor's Parcel Number(s):	012-1000-010-01
	Proposal:	To allow for Alcoholic Beverage Sales as part of a general retail store. The project will allow for the off-site bottle sale of beer, wine, and spirits as well as an on-site tasting room.
	Applicant/Phone Number:	Yoko Kumano (510) 250-9559
	Owner:	JWFGP, LLC
	Case File Number:	PLN18319
	Planning Permits Required:	Major Conditional Use Permit to allow for the establishment of Alcoholic Beverage Sales (off-site bottle sales with an associated interior tasting room/area) as part of a general retail store. Major Variance for Alcoholic Beverage Sales within 1,000 feet of a Civic Activity and other existing like activities, and Findings for Necessity of Convenience.
	General Plan:	Community Commercial
	Zoning:	CC-2 /Community Commercial Zone-2
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Projects that involve existing small structures; Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	None
	City Council District:	1
	Status:	Pending
	Action to be Taken:	Decision of Application by Planning Commission
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Moe Hackett at (510) 238-39730 or by email at mhackett@oaklandca.gov .

3.	Location:	2042 MacArthur Boulevard
	Assessor's Parcel Number(s):	029A-1301-018-00
	Proposal:	To operate a full-service restaurant (Grand Lake Kitchen) with outdoor patio, in conjunction with the sale of alcoholic beverages in an existing 5,700 square foot commercial building.
	Applicant / Phone Number:	May Seto (510) 922-9582
	Owner:	Las Lomas, LLC
	Case File Number:	PLN18083
	Planning Permits Required:	Major Conditional Use Permit to allow a full-service restaurant serving alcoholic beverages, located within 200 feet of a restricted street (MacArthur Boulevard); Minor Conditional Use Permit with additional findings to allow a full-service restaurant commercial activity and open nonresidential facility in the CN-1 Zone
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-1 Neighborhood Commercial-1 Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Ed3
	City Council District:	4
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 Days
	For Further Information:	Contact Case Planner Gregory Qwan at (510) 238-2958 or by email at gqwan@oaklandca.gov .



4.	Location:	1301 30th Avenue
	Assessor's Parcel Number(s):	Adjacent to 025-0695-021-01
	Proposal:	To establish a Monopole Telecommunications Facility by attaching an antenna and accessory equipment to an existing light pole in the public right-of-way (sidewalk).
	Applicant:	Ana Gomez, Black & Veatch Corp. (on behalf of ExteNet Systems)
	Owner:	City of Oakland
	Case File Number:	PLN18342
	Planning Permits Required:	Regular Design Review and Major Conditional Use Permit with additional findings for a Monopole Telecommunications Facility in the public right-of-way adjacent to 1301 30th Avenue.
	General Plan:	Community Commercial
	Zoning:	CC-2
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15183: Projects consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Non-Historic Property
	City Council District:	5
	Date Filed:	August 21, 2018
	Action to be Taken:	Pending
	Finality of Decision:	<i>Appealable to City Council within 10 days</i>
	For Further Information:	Contact Case Planner Michele Morris at (510) 238-2235 or by email at mmorris2@oaklandca.gov .

5.	Location:	The public Right-of-Way near 1312 53rd Avenue on a JPA Utility Telephone Pole
	Assessor's Parcel Number(s):	Adjacent to 034-2275-048-00
	Proposal:	Installation of a wireless "small cell site" telecommunication facility for Verizon Wireless on an existing 38'-1" wooden utility PG&E pole located in the public right-of-way. The project involves adding a 6' long wood extension to install 1) one panel antenna canister shroud measuring 4' tall at a height of 44'-4" mounted on the top of the existing pole; 2) two radio units and 3) one cabinet and related equipment mounted at a height of 7' and 18' above ground.
	Applicant:	Nexius Solutions for Verizon Wireless
	Contact Person/ Phone Number:	Ari Gibanov (916) 910-5264
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN18332
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility on an existing PG&E pole located in the public right-of-way in a residential zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1 Mixed Housing Type Residential -1
	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; Section 15183: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	5
	Date Filed:	August 13, 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 .



6.	Location:	The public Right-of-Way near 4524 Ygnacio Avenue on a JPA Utility Telephone Pole
	Assessor's Parcel Number(s):	Adjacent to 035-2408-011-00
	Proposal:	Installation of a wireless "small cell site" telecommunication facility for Verizon Wireless on an existing 43'-1" wooden utility PG&E pole located in the public right-of-way. The project involves adding a 6' long wood extension to install 1) one panel antenna canister shroud measuring 4' tall at a height of 49'-1" mounted on the top of the existing pole; 2) two radio units and 3) one cabinet and related equipment mounted at a height of 7' and 18' above ground.
	Applicant:	Nexius Solutions for Verizon Wireless
	Contact Person/ Phone Number:	Ari Gibanov (916) 910-5264
	Owner:	Pacific Gas & Electric. (PG&E)
	Case File Number:	PLN18337
	Planning Permits Required:	Major Design Review to install a wireless Macro Telecommunications Facility on an existing PG&E pole located in the public right -of- way in a residential zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Mixed Housing Type Residential -3
	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; Section 15183: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	5
	Date Filed:	August 15, 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 .

7.	Location:	The public Right-of-Way near to 3111 International Blvd. on a City light pole
	Assessor Parcel Numbers:	Adjacent to 025-0689-00-101
	Proposal:	Installation of a wireless telecommunication facility on an existing 24'-3" City Light Pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24" long and 14.6" in diameter located within shroud at a height of 28'-10" and two (2) radio units (12.05" wide and 27.17" tall and 7.01" deep) mounted at a height of 18'-6" above ground and a meter box mounted on the pole at 7'-6".
	Applicant:	Black & Veatch for Extenet Systems
	Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN18341
	Planning Permits Required:	Major Conditional Use Permit and Design Review to install a wireless Monopole Telecommunications Facility on an existing City light pole located in the public right -of- way within a 300' of residential zone.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-2 Neighborhood Center Mixed Use -2
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor additions and alterations to an existing City Light Pole; Section 15303: New construction or conversion of small structures; Section 15183: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	No Historic Record – Utility Pole
	City Council District:	5
	Date Filed:	August 21, 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 .



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.



8.	Location:	Citywide
	Proposal:	Planning Code amendments regulating Residential Hotels (SROs), including (1) revisions to Section 17.102.230 to remove references to rooming units and (2) creating a new Code section 17.153 that defines Residential Hotels and an associated Registry process; restricts Conversion, Demolition and Rehabilitation of Residential Hotels or Residential Hotel Units and associated communal facilities; outlines exemptions from the regulations; and describes procedures for appeal.
	Applicant:	City of Oakland
	Case File Number:	ZA18013
	General Plan:	Citywide
	Zoning:	Citywide
	Environmental Determination:	The proposed amendments to the Planning Code rely on a number of previously adopted and certified program-level CEQA documents including: the Coliseum Area Specific Plan EIR (2015); Broadway Valdez Specific Plan EIR (2014); West Oakland Specific Plan EIR (2014); Central Estuary Area Plan EIR (2013); Wood Street EIR (2005), Transportation Element of the General Plan EIR (1998); the Oakland Estuary Policy Plan EIRs (1999, 2006) and Supplemental EIR (2013); the Redevelopment Area EIRs- West Oakland (2003), Central City East (2003), and Coliseum (1995); the 1998 Amendment to the Historic Preservation Element of the General Plan; the 2007-2014 Housing Element Final EIR (2010) and Addendum (2014); and various Redevelopment Plan Final EIRs (collectively, "Previous CEQA Documents"). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, each as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment).
	City Council District:	All districts
	Action to be Taken:	To review, discuss and recommend action by City Council
	Staff Recommendation:	Recommendation of approval to the Oakland City Council
	For Further Information:	Contact Case Planner Christina Ferracane at (510) 238-3903 or by email at cferracane@oaklandca.gov .



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
Acting Zoning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: July 18, 2018