



*Sahar Shirazi, Chair*  
*Vince Sugrue, Vice-Chair*  
**Jonathan Fearn**  
*Jennifer Renk*  
*Josie Ahrens*  
*Alex Randolph*  
*Natalie Sandoval*

**January 10, 2024**  
REGULAR Meeting

**BUSINESS MEETING**

**3:00 PM**

**Via: In-person**

**MEETING CALL TO ORDER**

**Chair Shirazi**

**WELCOME BY THE CHAIR**

**Chair Shirazi**

**ROLL CALL**

**Stephanie Skelton, PSR**

**Commissioners Present:** Josie Ahrens, Jonathan Fearn, Alex Randolph, Jennifer Renk, Natalie Sandoval, Sahar Shirazi, Vince Sugrue

**Commissioner(s) Absent:** n/a

**Staff Present:** Catherine Payne, Stephanie Skelton, Neil Gray, Michael Branson

**SECRETARY RULES OF CONDUCT**

**SECRETARY MATTERS:** None.

**COMMISSION BUSINESS**

- Agenda Discussion                      Secretary Payne made a general announcement, which included meeting coverage, and that Neil Gray is learning how to run meetings.
- Director’s Report                      none
- Informational Reports                  none
- Committee Reports                      none
- Commission Matters                    none
- City Attorney’s Report                none

• **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 (6) or less speakers on an item, and one minute or less if there are more than six (6) speakers.

**PUBLIC SPEAKERS:** none

**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.

**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.

<b>#1</b>	<b>Location:</b>	5701 International Boulevard
	<b>Assessor’s Parcel Number(s):</b>	041 3880029
	<b>Proposal:</b>	This is a re-notice of a project to establish 40 work/live units in an existing two-story industrial building. The new notice is required because the item has been moved to the January 10, 2024, Planning Commission meeting.  All work is proposed for Building B at the site. On the second floor, the project would legalize 18 existing work/live units. The proposal would not change the floor plan of this floor.  On the first floor, the project would legalize five existing work/live units, and part of an existing storage space would be converted to 17 work/live units. A 1,670 square-foot workspace would be preserved on this floor.
	<b>Applicant:</b>	Debo Sodipo/(510)681-8411
	<b>Owner:</b>	Coliseum Enterprise, LLC
	<b>Case File Number:</b>	<b>PLN20067</b>
	<b>Planning Permits Required:</b>	Conditional Use Permit and Regular Design Review for the conversion of an existing building originally designed for Commercial or Industrial Activities where there are existing artist and/or artisan residents. The permits are major because they involve more than 25,000 square feet of floor area.
	<b>General Plan:</b>	General Industrial
	<b>Zoning:</b>	IG General Industrial
	<b>Proposed Environmental Determination:</b>	Exempt per CEQA Sections 15301: Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b>	Local Register; Area of Primary Importance (57th Avenue Industrial); OCHS Rating: C1+
	<b>City Council District:</b>	5
	<b>Finality of Decision:</b>	Appealable to the City Council
	<b>For Further Information:</b>	Neil Gray at (510) 238-3878 or by email at <a href="mailto:ngray@oaklandca.gov">ngray@oaklandca.gov</a>

If you wish to be notified on the decision of an agenda item, please contact the case planner for the specific agenda item.

**Case Planner** Neil Gray gave a verbal presentation of the project.

**Applicant** Debo Sodipo gave a verbal and visual presentation of the project.

Saul Pichardo, Architect of Record, provided input regarding the project.

Commissioners asked questions of staff, the applicant, and the architect regarding the proposal.

**Public Speakers:** Austin Coulter (ceded time), Cynthia Lehmann (did not speak), Catherine Guage, Michael Ross (did not speak), Benjamin Strevel, Luma Gallegos, and Andi Decost.

Secretary Payne requested for a five-minute recess at 5:24 p.m., Chair Shirazi approved, and she recommenced the meeting at 5:30 p.m.

**Motion by Commissioner Randolph** to approve project based upon staff recommendations.

1. Affirm staff's environmental determination; and
2. Approve the Conditional Use permit and Regular Design Review subject to the attached findings and conditions, with the following revisions - the Conditional Use Permit only approves the creation of work/live units for unit numbers 4, 6, 7, 9, 11, 13, and 15 in Building B.

**Seconded by Commissioner Sugrue**

**Action: 7 Ayes, 0 Noes**

**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 the 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

**Date: December 20, 2023**

**Motion to approve:** Vice-Chair Sugrue

**Seconded by:** Commissioner Fearn

**Action:** 6 Ayes, 1 Abstained

- Correspondence: none
- City Council Actions: none

**ADJOURNMENT**

**Chair Shirazi** at 5:39 pm



**CATHERINE PAYNE**  
Development Planning Manager  
Planning and Building Department

**NEXT REGULAR MEETING:** February 7, 2024