



Oakland City Planning Commission

MINUTES

Jennifer Renk, Chair
Natalie Sandoval, Vice-Chair
Sahar Shirazi
Vince Sugrue
Maurice Robb
Josie Ahrens
Alex Randolph

October 16, 2024
Regular Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER: Chair Renk at 3:01 p.m.

WELCOME BY THE CHAIR: Chair Renk

ROLL CALL: Haneefah Rasheed

Commissioners Present: Shirazi, Ahrens, Robb, Randolph, Sandoval, Renk

Commissioner(s) Absent: Sugrue

Staff Present: Catherine Payne, Haneefah Rasheed, Rebecca Lind, Edward Manasse, Brian Mulry, Jordan Flanders

COMMISSION BUSINESS

- **Agenda Discussion:** Secretary Payne noted that the California College of the Arts (CCA) project will be considered at the Landmarks Preservation Advisory Board Special Meeting on October 28, 2024.
- **Director's Report:** none
- **Informational Reports:** none
- **Committee Reports:** Comm. Ahrens provided a summary update regarding the October 9, 2024, Design Review Committee meeting, and CM Randolph provided a summary update regarding the September 25, 2024, Residential Appeals Committee meeting.
- **Commission Matters:** VC Sandoval inquired about the NeoGov training and deadlines processes, and Secretary Payne stated that the point person's contact information will be provided to all boards and commissions members to assist with their inquiry.
- **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 Speaker: 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.

#1	Location:	5212 Broadway, California College of the Arts
Assessor’s Parcel Number(s):	014-124-300-101	
Proposal:	Planned Unit Development (PUD) Application for the California College of the Arts (CCA) Site Redevelopment Project. The project includes demolition of 10 historic buildings within the CCA Area of Primary Importance (API), development of 448 multifamily residential units in two buildings with 95- foot height, commercial use, and preservation/renovation of the Oakland Landmark designated as the Treadwell Estate. The Treadwell Estate includes Macky Hall, the Carriage House, the Broadway Wall and stairs, Macky Lawn, and an open space view corridor.	
Applicant:	Arts Campus LLC	
Contact Person/ Number:	Phone	Marc Babsin, 415-489-1313
Owner:	California College of the Arts	
Case File Number:	PLN20141, PLN20141-PUDF01, ER19003	
Planning Permits Required:	General Plan Amendment, Re-zone, Planned Unit Development, Regular Design Review, Conditional Use Permit for a Shared Access Facility, Variance for Demolition Finding, Vesting Tentative Parcel Map, and Final Development Permit.	
General Plan:	Institutional	

Zoning:	CN-1, RM-4
Proposed Environmental Determination:	The Draft Environmental Impact Report (DEIR) was published for a 45day review period from January 12 to February 26, 2024. The Final EIR (FEIR) was published September 20, 2024.
Historic Status:	Landmark, API, Campus District including 12 buildings: 4 A1+.4 B1+, and 4 C1+.
City Council District:	1, Kalb
Finality of Decision:	Oakland City Council
For Further Information:	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandca.gov

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

Secretary Payne noted that Case Planner Rebecca Lind called Brandon Wolinsky from Economic & Workforce Development Department to attend the meeting via speaker phone and to advise Rebecca if needed.

Case Planner Rebecca Lind gave a verbal presentation of the project.

Applicant Mark Babson, Project Sponsor, gave a verbal and visual presentation of the project.

Amanda Monchamp, Land Use Counsel for CCA, provided seven revisions to the Conditions of Approval regarding the CCA project.

Jordan Flanders, Deputy City Attorney, provided an addition to the conditions that the applicant proposed. Commissioners provided questions and comments regarding item.

Public Speakers: Larry Mayers, Joey Flegel-Mishlove, Tom Lollini, Robin Slovak (did not speak), Ana Killebrew (ceded time to Jennifer McElarath), Mary Harper (ceded time to Naomi Schiff), Jackson Lester, Myrna Walton, Arthur Levy, Casey Farmer, Victor Flores, Kirk Peterson, Gary Barg, Chris Paciorek, Ibi Winterman, Ann Winterman, Rob Aihins, Hannah Roeyer, Randy O’Connor (did not speak; had to leave early)

Motion by VC Sandoval to make a recommendation to the City Council for the following requested entitlements:

1. Recommend certification of the EIR and adoption of CEQA Findings to the City Council, including the Statement of Overriding Considerations that addresses significant and unavoidable impacts to historic resources and construction noise.
2. Recommend approval of the following, subject to findings and conditions of approval that also include the two documents that were provided during the Planning Commission today, October 16, 2024, from city staff and the applicant for the:

- a. General Plan Amendment;
- b. Re-zone;
- c. Combined Planned Unit Development and Final Development Plan dated September 9, 2024;
- d. Regular Design Review;
- e. Conditional Use Permit (CUP) for a Shared Access Facility (SAF);
- f. Variance for Demolition Finding; and
- g. Subdivision: Vesting Tentative Parcel Map.

3. Recommend amending the affordable housing component from 10% moderate-income housing to 5% very low-income housing.

Seconded by CM Ahrens Action:

6 Ayes, 0 Nays

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:** October 2, 2024

Motion to approve: CM Randolph

Seconded by: VC Sandoval

Action: 6 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: Secretary Payne announced that the Mills Act Class of 2024 was approved by the City Council on October 15, 2024, and indicated that actions will be taken to comply with the decision.

ADJOURNMENT: Chair Renk at 5:10 pm



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: November 6, 2024

DRAFT