



Oakland City Planning Commission

MINUTES

Jonathan Fearn, Chair
Sahar Shirazi, Vice-Chair
Clark Manus
Tom Limon
Vince Sugrue
Jennifer Renk
Ron Jones

November 16, 2022
SPECIAL Meeting

BUSINESS MEETING

3:00 PM

Via: Tele-Conference

PURSUANT TO THE CALIFORNIA GOVERNMENT CODE, SECTION 54953(e), ALL MEMBERS OF THE PLANNING COMMISSION, BOARD MEMBERS/COMMISSIONERS, CITY ATTORNEY, AS WELL AS CITY STAFF, WILL PARTICIPATE VIA PHONE/VIDEO CONFERENCE AND NO TELECONFERENCE LOCATIONS ARE REQUIRED.

MEETING CALL TO ORDER

Chair Fearn

WELCOME BY THE CHAIR

Chair Fearn

ROLL CALL

Commissioners Present:

Ron Jones, Sahar Shirazi, Vince Sugrue, Tom Limon, Jonathan Fearn, Clark Manus

Commissioner(s) Absent: Jennifer Renk

Staff Present: Catherine Payne, Deb French, Haneefah Rasheed

SECRETARY RULES OF CONDUCT Catherine Payne

SECRETARY MATTERS - none

COMMISSION BUSINESS

- Agenda Discussion none
- Director's Report none
- Informational Reports none
- Committee Reports none.
- Commission Matters Commissioner Manus provided an update on the DRC 10/26 Meeting regarding 250 10th St (Lincoln Square Park), 1919 Webster St, and 5215 Broadway (CCA redevelopment property)
- City Attorney's Report Wants to provide training on legal topics in February or March 2023

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• **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: Freda Brown

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:	Citywide
	Assessor’s Parcel Number:	N/A
	Proposal:	Renew The Adoption of a Resolution Determining that Conducting In-Person Meetings of the Planning Commission And Its Committees Would Present Imminent Risks to Attendees’ Health, And Electing to Continue Conducting Meetings Using Teleconferencing In Accordance With City Planning Commission Resolution, dated October 6, 2021, to Allow Continuation of Planning Commission Meetings.
	Applicant:	Catherine Payne, Secretary to the Planning Commission
	Phone Number:	(510) 915-0577
	Owner:	NA
	Case File Number:	NA
	Planning Permits Required:	Renew the adoption of Resolution Pursuant to AB-361
	General Plan:	NA
	Zoning:	NA
	Environmental Determination:	Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense Exemption).
	Historic Status:	NA
	City Council District:	NA
	Status:	NA
	Staff Recommendation:	Receive public testimony and consider renewing the adoption of Resolution.
	Finality of Decision:	Decision Final.
	For further information:	Contact case planner Catherine Payne at (510) 915-0577 or by e-mail at cpayne@oaklandca.gov

#2	Location:	Siena Hill (on Siena Drive between Greenridge Drive and Rilea Way)
	Assessor’s Parcel Number:	040A384800100 through 040A384803200

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Proposal:	Extension of the planning entitlements to allow for the 32 attached, single-family dwellings on 32 lots, 103 off-street parking spaces, and a private road. Phase 1, which includes 10 of the 32 units, the associated parking spaces and the private road, has been constructed.
Applicant:	Keven Kwok
Phone Number:	(510)258-8502
Owner:	Oakland Siena LLC
Case File Number:	PUD02217
Planning Permits Required:	Extension of the Planned Unit Development Permit; Minor Variances for height and minimum separation of retaining walls, maximum percentage of front yard paving, and length of buildings alongside lot lines; and Design Review.
General Plan:	Previously: Detached Unit Residential / Currently: Mixed Housing Type Residential
Zoning:	Previously: R-50 Medium Density Residential Zone / Currently: RM-3, Mixed Housing Type -3 Zone
Environmental Determination:	Final Environmental Impact Report certified on March 2, 2005 (Case File ER020012).
Historic Status:	N/A
City Council District:	6
Status:	Decision pending; Current planning entitlements expire December 31, 2022
Staff Recommendation:	Decision based on staff report
Finality of Decision:	Appealable to City Council within 10 days
For further information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandca.gov

Case Planner Catherine Payne provided a description of the Consent Calendar Proposal

Public Speakers – Freda Brown, Joe Lewis, Jr. **Motion to approve by:** Commissioner Vince Sugrue

Seconded by: Commissioner Tom Limon

Action: 6 Ayes, 0 Noes

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.

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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, 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.

- none

COMMISSION BUSINESS

- Approval of Minutes **Date:** October 19, 2022
Motion to approve: Commissioner Tom Limon
Seconded by: Commissioner Clark Manus
Action: 6 Ayes, 0 Noes,
- Correspondence Strategic Planner Audrey Liberworth informed about municipal decision makers training available.
- City Council Actions none

ADJOURNMENT

Chair Fearn at 3:47 p.m.



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING: December 7, 2022