



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

November 6, 2024
Regular Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER: Chair Renk at 3:00 p.m.

WELCOME BY THE CHAIR: Chair Renk

ROLL CALL: Haneefah Rasheed

Commissioners Present: Renk, Ahrens, Randolph, Sandoval

Commissioner(s) Absent: Robb, Shirazi

Staff Present: Catherine Payne, Haneefah Rasheed, Alexia Rotberg, Michelle Matranga, Joanna Winter, Michael Branson

COMMISSION BUSINESS

- **Agenda Discussion:**
 - Secretary Payne announced that a new Planning Commissioner Owen Li has been appointed and will commence next year, and she introduced the 2025 meeting calendar. Commissioners and staff honored former Commissioner Vince Sugrue for his years of service.
 - **Director's Report:** none
 - **Informational Reports: #1:** The Vision 980 Study
 - **Case Planner Michelle Matranga** introduced the project and applicant.
 - **Applicant Becky Frank** gave a verbal and visual presentation of the project.
 - **Public Speaker:** none
 - **Committee Reports:** none
 - **Commission Matters:** none
 - **City Attorney's Report:** none
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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 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:	5901 College Avenue; 5965, 5957, 5941 Chabot Road; 6012, 6016, 6028, 6036, 6046, 6048 Claremont Avenue
Assessor’s Parcel Number(s):	014 12680090, 014 126801101, 014 126801200, 014 126801300, 014 126803900, 014 126803800, 014 126803600, 014 126803501, 014 126803201, 014 126803000
Proposal:	Major Conditional Use Permit (CUP) and Design Review to alter existing building facilities and permit Community Education and Community Assembly Civic Activities to serve as a Jewish Community Campus of the East Bay (JCCEB). The project will include exterior alterations to the rear of 5901 College Avenue and the rear and side of 6028 Claremont Avenue; site-wide hardscape and landscape improvements; and the merging of fourteen (14) legal lots into one. Existing retail along the ground floor of 5901 College Avenue will remain.
Applicant:	Equity Community Builders, LLC
Contact Person/ Phone Number:	Suzanne Brown, (415) 577-3723
Owner:	LPC College LLC
Case File Number:	PLN23117, TPM11430
Planning Permits Required:	1) Major CUP for Community Education and Community Assembly Civic Activities on a site that exceeds one acre. 2) Regular Design Review for alteration of structures requiring a CUP 3) Tentative Parcel Map to consolidate fourteen (14) lots into one (1) parcel.
General Plan:	Neighborhood Center Mixed Use, Mixed Housing Type Residential

Zoning:	Neighborhood Center Commercial (CN-1)
Proposed Environmental Determination:	A detailed CEQA Analysis was prepared for this project which concluded that the project is exempt from further review under CEQA Section 15332 – Infill Development Project and CEQA Section 15183 – Project Consistent with Existing Community Plan or Zoning. The CEQA Analysis may be reviewed on the city website at: https://www.oaklandca.gov/resources/environmental-review-docs .
Historic Status:	PDHP - 5941 Chabot (C2+, contributes to Claremont Avenue ASI) and 6012, 6016, 6048 Claremont (All C3)
City Council District:	CCD1
Finality of Decision:	Appealable to City Council
For Further Information:	Contact Case Planner: Alexia Rotberg, Phone: (510) 418-8534, Email: arotberg@oaklandca.gov

Case Planner Alexia Rotberg gave a verbal presentation of the project.

Applicant Suzanne Brown & Melissa Chapman gave a verbal and visual presentation of the project.

Chair Renk extended time beyond 15 minutes for applicant presentation.

Case Planner, Alexia Rotberg; Transportation Consultant, Sam Tabibnia; Department of Transportation staff, Charlie Ream; and project applicant responded to commissioner’s questions.

Public Speakers: James Crawford, Gary Barg, Eric Newman, Marie Edwards, Rev. Monte McClain, Karen Lee, Nancy Ong, Paul Morgan, Leonard Bargellini, Brien Mo, Laurie Leiber, Steven Douglas, [Mark Aaronson](#), Ben Huduut, Steven Wortz, [Daniel Brekke](#), Andy Wolpert, Kristen Wilson, Adele Crawford, Leslie Moldow, Eric Siegel, Sandra Harris, Thinkh Vo, Karen Marker, Ruby Privateer, Suzy Logan, Rebecca Silbert, Nadine Ong, Tony Chilimidos

Chair Renk called for a recess at 5:44 p.m. and resumed at 5:50 p.m.

Case Planner, Alexia Rotberg; Transportation Consultant, Sam Tabibnia; Department of Transportation staff, Charlie Ream ; and project applicant responded to additional commissioner’s questions.

Motion by Comm. Randolph to:

1. Affirm staff’s environmental determination.
2. Approve Regular Design Review, Major Conditional Use Permit, and Tentative Parcel Map for the proposed project subject to the attached findings and conditions including additional amendments that will be read into the record by City Attorney Branson.

The motion includes the following modifications to conditions:
COA (Conditions of approval) 40b.

Add to the last sentence:

The project applicant shall implement the approved Plan during construction, which will require all construction vehicles to enter and exit the project site from Claremont Avenue.

a. Community Assembly Activities:

i. Evening Programs:

Strike the word “~~pickleball~~”

Add:

iv. Basketball Sport Court: Limit hours for use of basketball court to 9 a.m. to 9 p.m.

Revision to the hours:

b.ii. Cultural Programs and Event Rentals

1. Saturday from 5 p.m. (or sunset) to ~~9:30~~ 10:00 p.m.

COA 59

A. Transportation Infrastructure Improvements

Requirement #1: Where the language specifies “20 feet”, it will specify “at least 20 feet” for both references to 20 feet.

Requirement #2: During cultural programs, events rentals, or holidays, the project shall allow vehicles parked within the visitor parking lot to utilize the project’s Claremont Avenue driveway as a point of ingress and egress.

Requirement #5:

Strike the following bullet:

~~Not utilize the staff parking lot as pickleball courts when a program, event, or holiday at the site may have more than 220 attendees:~~

Add the following bullets:

For community assembly activities with more than 50 attendees, limit attendee vehicle access to the staff parking lot through the Claremont lot entry.

For community assembly activities with more than 50 attendees, limit event drop-off/pickup at 6028 Claremont for rideshare apps.

COA 57

a. Community Assembly Activities:

Add:

v. For Community Assembly Activities with more than 50 attendees, vehicle access to and from the events shall be provided on Claremont Ave. Material advertising for the event shall utilize the 6028 Claremont Avenue address.

Seconded by VC Sandoval

Seconded by

Action: 4 Ayes, 0 Nays

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

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 16, 2024

Motion to approve: VC Sandoval

Seconded by: Comm. Ahrens

Action: 4 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: none
- **ADJOURNMENT:** Chair Renk at 7:01 pm



CATHERINE PAYNE

Development Planning Manager

Planning and Building Department

NEXT REGULAR MEETING: November 20, 2024