



Oakland City Planning Commission

MINUTES

Sahar Shirazi, Chair

December 20, 2023

Vince Sugrue, Vice-Chair

REGULAR Meeting

Jonathan Fearn

Jennifer Renk

Josie Ahrens

Alex Randolph

Natalie Sandoval

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER

Vice-Chair Sugrue at 3:01 P.M.

WELCOME BY THE CHAIR

Vice-Chair Sugrue

ROLL CALL

Haneefah Rasheed, PSR, Sr.

Commissioners Present: Vince Sugrue, Jonathan Fearn, Jennifer Renk, Alex Randolph, Josie Ahrens

Commissioner(s) Absent: Sandoval, Shirazi

Staff Present: Catherine Payne, Haneefah Rasheed, Peterson Vollmann, Michael Branson, Tarisha Bal

SECRETARY RULES OF CONDUCT

SECRETARY MATTERS

none **COMMISSION**

BUSINESS

- Agenda Discussion None specifically; however, Payne responded to a few questions brought up at previous meetings regarding four final development permits for Oak Knoll
- 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.

#1	Location:	533 Kirkham Street
	Assessor’s Parcel Number(s):	004-0069-002-01 & -002-02
	Proposal:	Proposal to construct an eight-story mixed use building containing 289 dwelling units and approximately 2900 square feet of ground floor commercial. The proposal involves a State Density Bonus proposal that would include 13 units designated as very-low income.
	Applicant:	Rueben, Junius & Rose LLP
	Contact Person/ Phone Number:	Justin Zucker / (415) 6566489
	Owner:	TC II 533 LLC
	Case File Number:	PLN22-173
	Planning Permits Required:	Regular Design Review for new construction, Minor Conditional Use Permit for driveway location, Major Conditional Use Permit for a development project in excess of 100,000 square feet in the S-15 Zone, and Parcel Map Waiver to merge two parcels into one.
	General Plan:	Community Commercial
	Zoning:	S-15(W); S-13; S-14

Proposed Environmental Determination:	A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15182 - Specific Plan exemption; 15183 - Projects consistent with a community plan, general plan, or zoning; 15183.3 -Qualified In-fill projects; and 15164-Addendum to the 2014 certified West Oakland Specific Plan EIR; Each of the CEQA provisions provides a separate and independent basis for CEQA compliance. The CEQA Document may be viewed on-line at: www.oaklandca.gov/documents/533-kirkham-street-ceqa-analysis
Historic Status:	Not a historic property
City Council District:	3
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Peterson Z. Vollmann at 510-238-6167 or by e-mail at pvollmann@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.

Case Planner Peterson Vollmann gave a verbal presentation of the project

Applicant Kyle Winkler and Strachan Forgan gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speakers: • Marcus Johnson, Ronnie Stewart, Corey Smith, John Dalrymple

Motion by Randolph to approve project based upon staff recommendations.

1. Affirm staff’s environmental determination and adopt the attached CEQA Findings.
2. Approve the Conditional Use Permits, Design Review and Parcel Map Waiver subject to the attached findings and conditions.

Seconded by Commissioner Fearn

Action: 5 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 6, 2023
Motion to approve: Commissioner Fearn
Seconded by: Commissioner Ahrens
Action: 5 Ayes, 0 Noes
- Correspondence none
- City Council Actions Secretary Payne briefed the Planning Commission on December 19, 2023, City Council actions related to: 1431 Franklin commercial and residential project Planning Commission decisions; and short-term rental tracking contract.

ADJOURNMENT

Vice-Chair Sugrue at 3:56 pm



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: January 10, 2024