



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

**December 4, 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:** Stephanie Skelton

**Commissioners Present:** Renk, Ahrens, Robb, Sandoval

**Commissioner(s) Absent:** Randolph, Shirazi

**Staff Present:** Neil Gray, Stephanie Skelton, Kubilay Inanli, Michael Branson

**COMMISSION BUSINESS**

- **Agenda Discussion: Item #1** regarding the SB 35 was not considered, because the applicant hosted an alternative community meeting instead of coming to Planning Commission.
  - **Director's Report:** none
  - **Informational Reports:** none
  - **Committee Reports:** none
  - **Commission Matters:** Chair Renk provided a brief overview of the 2025 committee assignments:
- **DRC**
    - Comm. Josie Ahrens
    - Comm. Owen Li
    - Comm. Maurice Robb
  - **ZUC**
    - Vice-Chair Natalie Sandoval
    - Chair Jennifer Renk
    - Comm. Sahar Shirazi
  - **Residential Appeal Committee**
    - Comm. Owen Li

- Comm. Josie Ahrens
- Comm. Alex Randolph
- **Policy and Procedure Committee**
  - Vice-Chair Natalie Sandoval
  - Comm. Alex Randolph
  - Chair Jennifer Renk
- **Special Projects**
  - Comm. Owen Li
  - Comm. Sahar Shirazi
  - Comm. Maurice Robb
- **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.

<b>#2</b>	<b>Location:</b>	<b>2222 Wood Street and 2200 Wood Street</b>
	<b>Assessor’s Parcel Number(s):</b>	007 057500203 and 007 057500205
	<b>Proposal:</b>	Establish a live music venue and beer garden.
	<b>Applicant:</b>	Pacific Crest Design Group
	<b>Contact Person/ Phone Number:</b>	Vol Carter / (510) 507-1379
	<b>Owner:</b>	2200 Wood Street LLC
	<b>Case File Number:</b>	PLN23100

<b>Planning Permits Required:</b>	A Minor Conditional Use Permit (CUP) for a Group Assembly Commercial Activity; Major CUP for Alcohol Beverage Sales Commercial Activity; Minor Variance for Parking; Major Variance for Alcohol Beverage Sales within 1,000 feet of a public park; Regular Design Review for exterior changes; and a Parcel Map Waiver (PMW) for a lot merger.
<b>General Plan:</b>	Business Mix
<b>Zoning:</b>	West Oakland Plan Area Commercial Industrial Mix - 1C Industrial Zone (High Intensity Business) (CIX-1C) and the S-19 Health and Safety Protection Overlay Zone
<b>Proposed Environmental Determination:</b>	The project is exempt from further review under the California Environmental Quality Act (CEQA) per the following sections of the CEQA Guidelines: 15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
<b>Historic Status:</b>	The Oakland Cultural Heritage Survey rating for 2222 Wood Street is *d3 and*3 for 2200 Wood Street.
<b>City Council District:</b>	3
<b>Finality of Decision:</b>	Appealable to City Council
<b>For Further Information:</b>	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at <a href="mailto:kinanli@oaklandca.gov">kinanli@oaklandca.gov</a>

Case Planner Kubilay İnanlı gave a verbal presentation of the project.

Applicant Alan Lucchesi and Vol Carter gave a verbal and visual presentation of the project.

Public Speakers: none

Motion by CM Ahrens to:

1. Affirm staff’s environmental determination.
2. Approve the six entitlements included in the staff report:
  - a) Major conditional use permit (CUP) for alcohol sales
  - b) Minor CUP for group assembly activities
  - c) Minor variance related to the parking
  - d) Major variance related to the alcohol concentration
  - e) Parcel map waiver
  - f) Regular design review

Seconded by VC Sandoval

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:** November 6, 2024

**Motion to approve:** VC Sandoval

**Seconded by:** CM Ahrens

**Action:** 4 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: Neil Gray, Acting Secretary, provided a summary of the Tuesday, December 3, 2024, City Council meeting.
- **ADJOURNMENT:** Chair Renk at 3:31 p.m.



**CATHERINE PAYNE**

Development Planning Manager  
Planning and Building Department

**NEXT REGULAR MEETING:** December 18, 2024