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Planning Commission

COMMISSIONERS:

Sahar Shiraz, Chair
Vince Sugrue, Vice-Chair
Jonathan Fearn
Jennifer Renk
Josie Ahrens
Alex Randolph
Natalie Sandoval

AGENDA

December 6, 2023

Regular Meeting

PLANNING COMMISSION MEETINGS NOW BEING HELD IN-PERSON 3:00pm

BUSINESS MEETING 3:00pm Council Chamber, City Hall, 1 Frank H. Ogawa Plaza, Oakland

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15pm**, and the meeting will adjourn no later than **10:30pm**, unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la a reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三(3)天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。

Please work with the Case Planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

Staff reports are available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandca.gov/PlanningCommission. You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please email Haneefah Rasheed at oaklandplanningcommission@oaklandca.gov.

Paper staff reports for items listed on this agenda can be requested with advance notice of three days, and will be made available at the Permit Center, 250 Frank H. Ogawa Plaza, Oakland, California 94612, at the cost per copy included in the City of Oakland Master Fee Schedule.

If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council 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. If you wish to be notified of the decision of any of these cases, please provide the Case Planner with a regular mail or email address.

Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

While attending Planning Commission meetings, parking in the Dalziel Building Garage (located on 16th St between San Pablo Ave and Clay St) is free. As of September 2023, parkers will use the [Parkmobile App](#) on a mobile device to manage their parking, and the promotion code for free parking will be provided at the meeting.

Applicants or members of the public who wish to make electronic presentations (e.g., PowerPoint presentations): Please contact Haneefah Rasheed at oaklandplanningcommission@oaklandca.gov or (510) 672-1834 at least 48 hours prior to the meeting.

Interested parties are encouraged to electronically submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item directly to the Planning Commission and/or Case Planner. Email addresses for the Commissioners can be found on the Planning Commission webpage on the City of Oakland website: <https://www.oaklandca.gov/teams/planning-commissioners>. An agenda item Case Planner email address can be found on the item overview within the Agenda.

MEETING CALL TO ORDER

WELCOME BY THE CHAIR

ROLL CALL
COMMISSION BUSINESS
Agenda Discussion
Director’s Report
Informational Reports – Form 700 Requirements

– UCSF Benioff Children’s Hospital – Future Expansion Plans

Committee Reports
Commission Matters
City Attorney’s Report
OPEN FORUM

At this time members of the public may speak on any item of interest that is not on the Agenda within the Commission’s jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

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. Before voting on the Consent Calendar, the Commission will allow speakers to speak on any item on the Consent Calendar. At the discretion of the Chair, speakers are generally limited to two minutes if there are six or less speakers, and one minute if there are more than six speakers.

#1	Location:	2201 Valley Street
	Assessor’s Parcel Number(s):	008-0658-009-01 & -010-00
	Proposal:	Request for an extension of prior approvals for a proposal to construct a new office building of approximately 450 feet in height containing approximately 740,000 square feet of office. The ground floor would consist of a mix of pedestrian oriented retail/restaurant space as well as a 1,600-square foot commercial space on West Grand Avenue designated as arts/maker space and a 2,800-square foot commercial space at the corner of Telegraph Avenue and 22 nd Street designated as arts/maker/performance arts space.
	Applicant:	TMG Partners
	Contact Person/ Phone Number:	Peter Bryan / 415-320-4016
	Owner:	BA1 2201 Valley LLC
	Case File Number:	PLN18-115
	Planning Permits Required:	Extension of the previously approved Regular Design Review; Major Conditional Use Permits and Minor Variances.
	General Plan:	Central Business District
	Zoning:	CBD-P/ Height Area 6
	Proposed Environmental Determination:	No further environmental review is required pursuant to the California Environmental Quality Act (“CEQA”), specifically Public Resources Code section 21166 and CEQA

	Guidelines section 15162 since there is no change in the project being proposed. The extension is also exempt from CEQA under CEQA Guidelines section 15061(b)(3) (common sense exemption).
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 .

PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak on each item. 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.

If you wish to learn more about the Commission’s decision on a specific agenda item, please contact the Case Planner identified for each item.

Except where noted, once a decision is reached by the Planning Commission on an application, it is appealable to the City Council. **Such appeal must be filed within ten (10) calendar days of the date of decision by the Planning Commission and by 4:00pm** An appeal shall be on a form provided by the **Bureau of Planning – Zoning**, and submitted via email to your Case Planner, the Zoning Manager (Rmerkamp@oaklandca.gov) and the Development Planning Manager (Cpayne@oaklandca.gov). The appeal form is available online at <https://www.oaklandca.gov/documents/appeal-application-form>. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or decision-making body or wherein the decision is not supported by substantial evidence. Applicable appeal fees in accordance with the City of Oakland Master Fee Schedule must be paid within five business days of filing the appeal. If you are unable to contact the City via email, you must contact the Case Planner by phone **as soon as possible**, but before the appeal deadline, to arrange for an alternate method of submitting your appeal.

Failure to file a timely appeal will preclude you from challenging the City’s decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously entered into the record during the public notice period and/or during the hearing. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

Any party seeking to challenge a final decision in court must do so within ninety (90) days of the date of the announcement of a final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

#2	Location:	Oak Knoll Development – Parcel 11; 8750 Mountain Boulevard
	Assessor’s Parcel Number(s):	043A476700400
	Proposal:	Final Development Plan (FDP) for Oak Knoll Parcel 11 involving the construction of 19 detached single-family residences which requires a Conditional Use Permit (CUP) in the D-OK-3 zone and is requesting an exemption for a reduction in the garage setback from the private drive aisle.
	Applicant:	Chris Hall, WHA Inc.



Contact Person/ Phone Number:	(415) 658-1723 chrish@whainc.com
Owner:	Oak Knoll Venture Acquisition LLC
Case File Number:	PLN15378-PUDF05
Planning Permits Required:	Regular Design Review (DR), Final Development Permit (FDP), Conditional Use Permit (CUP), compliance with CEQA
General Plan:	Mixed Housing Type Residential
Zoning:	Oak Knoll District Residential Zone - 3 (D-OK-3)
Proposed Environmental Determination:	Final Supplemental EIR certified on November 7, 2017
Historic Status:	Non-Historic Property
City Council District:	7
Finality of Decision:	Appealable to City Council.
For Further Information:	Contact Case Planner Malinda Lim at (951) 756-4874 or by email at m_lim@interwestgrp.com

#3	Location:	Oak Knoll Development – Parcel 19; 8750 Mountain Boulevard
	Assessor’s Parcel Number(s):	043A476700600
	Proposal:	Final Development Plan (FDP) for Oak Knoll Parcel 19 involving the construction of 22 detached single-family residences which requires a Conditional Use Permit (CUP) in the D-OK-3 zone and is requesting an exemption for a reduction in the garage setback from the private drive aisle.
	Applicant:	Chris Hall, WHA Inc.
	Contact Person/ Phone Number:	(415) 658-1723 chrish@whainc.com
	Owner:	Oak Knoll Venture Acquisition LLC
	Case File Number:	PLN15378-PUDF06
	Planning Permits Required:	Regular Design Review (DR), Final Development Permit (FDP), Conditional Use Permit (CUP), compliance with CEQA
	General Plan:	Mixed Housing Type Residential
	Zoning:	Oak Knoll District Residential Zone - 3 (D-OK-3)
	Proposed Environmental Determination:	Final Supplemental EIR certified on November 7, 2017
	Historic Status:	Non-Historic Property
	City Council District:	7 – Treva Reid
	Finality of Decision:	Appealable to City Council.
	For Further Information:	Contact Case Planner Malinda Lim at (951) 756-4874 or by email at m_lim@interwestgrp.com

#4	Location:	Oak Knoll Development – Parcel 23; 8750 Mountain Boulevard
	Assessor’s Parcel Number(s):	043A476700700
	Proposal:	Final Development Plan (FDP) for Oak Knoll Parcel 23 involving the construction of 31 detached single-family residences which requires a Conditional Use Permit (CUP) in the D-OK-3 zone and is requesting an exemption for a reduction in the garage setback from the private drive aisle.
	Applicant:	Chris Hall, WHA Inc.
	Contact Person/ Phone Number:	(415) 658-1723 chrish@whainc.com

Owner:	Oak Knoll Venture Acquisition LLC
Case File Number:	PLN15378-PUDF09
Planning Permits Required:	Regular Design Review (DR), Final Development Permit (FDP), Conditional Use Permit (CUP), compliance with CEQA
General Plan:	Mixed Housing Type Residential
Zoning:	Oak Knoll District Residential Zone - 3 (D-OK-3)
Proposed Environmental Determination:	Final Supplemental EIR certified on November 7, 2017
Historic Status:	Non-Historic Property
City Council District:	7 – Treva Reid
Finality of Decision:	Appealable to City Council.
For Further Information:	Contact Case Planner Malinda Lim at (951) 756-4874 or by email at m_lim@interwestgrp.com

#5	Location:	Oak Knoll Development – Parcel 24; 8750 Mountain Boulevard
	Assessor’s Parcel Number(s):	043A476700800
	Proposal:	Final Development Plan (FDP) for Oak Knoll Parcel 24 involving the construction of 25 detached single-family residences which requires a Conditional Use Permit (CUP) in the D-OK-3 zone and is requesting an exemption for a reduction in the garage setback from the private drive aisle.
	Applicant:	Chris Hall, WHA Inc.
	Contact Person/ Phone Number:	(415) 658-1723 chrish@whainc.com
	Owner:	Oak Knoll Venture Acquisition LLC
	Case File Number:	PLN15378-PUDF10
	Planning Permits Required:	Regular Design Review (DR), Final Development Permit (FDP), Conditional Use Permit (CUP), compliance with CEQA
	General Plan:	Mixed Housing Type Residential
	Zoning:	Oak Knoll District Residential Zone - 3 (D-OK-3)
	Proposed Environmental Determination:	Final Supplemental EIR certified on November 7, 2017
	Historic Status:	Non-Historic Property
	City Council District:	7
	Finality of Decision:	Appealable to City Council.
	For Further Information:	Contact Case Planner Malinda Lim at (951) 756-4874 or by email at m_lim@interwestgrp.com

#6	Location:	5701 International Boulevard
	Assessor’s Parcel Number(s):	041 3880029
	Proposal:	<p>All work is proposed for Building B at the site. On the second floor, the project would legalize 18 existing work/live units and create one new unit. With the exception of the one new unit, the proposal would not change the floor plan of the second floor.</p> <p>On the first floor, the project would legalize an existing work/live unit with the same location and floor plan, and part of an existing storage space would be converted to 21 work/live units ranging from 915 to 1,550 square feet.</p>

Applicant:	Debo Sodipo
Contact Person/ Phone Number:	(510)681-8411
Owner:	Coliseum Enterprise, LLC
Case File Number:	PLN20067
Planning Permits Required:	Conditional Use Permit and Regular Design Review for the conversion of an existing building originally designed for Commercial or Industrial Activities where there are existing artist and/or artisan residents. The permits are major because they involve more than 25,000 square feet of floor area.
General Plan:	General Industrial
Zoning:	IG General Industrial
Proposed Environmental Determination:	Exempt per CEQA Sections 15301: Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Local Register; Area of Primary Importance (57th Avenue Industrial); OCHS Rating: C1+
City Council District:	5
Finality of Decision:	Approve the project subject to Conditions of Approval
For Further Information:	Neil Gray at (510) 238-3878 or by email at ngray@gmail.com

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 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 November 1, 2023

Correspondence

City Council Actions

ADJOURNMENT By **10:30pm** unless a later time is agreed upon by a majority of Commissioners present.



A handwritten signature in black ink, appearing to read 'Catherine Payne'.

CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: December 20, 2023