



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

December 6, 2023  
REGULAR Meeting

**BUSINESS MEETING**

**3:00 PM**

**Via: In-person**

**MEETING CALL TO ORDER**

Vice-Chair Sugrue

**WELCOME BY THE CHAIR**

Vice-Chair Sugrue

**ROLL CALL**

Haneefah Rasheed, PSR, Sr.

**Commissioners Present:** Vince Sugrue, Alex Randolph, Josie Ahrens, Natalie Sandoval, Jonathan Fearn

**Commissioner(s) Absent:** Sahar Shirazi, Jennifer Renk

**Staff Present:** Christopher Tan, Haneefah Rasheed, Brian Mulry, Michael Branson

**SECRETARY RULES OF CONDUCT** none

- **SECRETARY MATTERS** Christopher Tan, acting secretary in place of Catherine Payne

**COMMISSION BUSINESS**

- Agenda Discussion none
- Director’s Report none
- Informational Reports – Form 700 Requirements

**Krystal Sams, City Clerk,** gave a verbal and visual presentation of the requirements.

– UCSF Benioff Children’s Hospital – Future Expansion Plans

**Project proponents Vanessa Roshell-Stacks, Alicia Murasaki, & Katie Walsh** gave a verbal and visual presentation of the project.

**PUBLIC SPEAKERS for Benioff Children’s Hospital:** Naomi Schiff, Mary Harper (ceded time to Naomi Schiff), Assata Olugbala

- 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:** Assata Olugbala, Bishop Henry Williams

### 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.

<b>#1</b>	<b>Location:</b>	<b>2201 Valley Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008-0658-009-01 &amp; -010-00</b>
	<b>Proposal:</b>	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 <sup>nd</sup> Street designated as arts/maker/performance arts space.
	<b>Applicant:</b>	TMG Partners
	<b>Contact Person/ Phone Number:</b>	Peter Bryan / 415-320-4016
	<b>Owner:</b>	BA1 2201 Valley LLC
	<b>Case File Number:</b>	PLN18-115
	<b>Planning Permits Required:</b>	Extension of the previously approved Regular Design Review; Major Conditional Use Permits and Minor Variances.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P/ Height Area 6 S-13
	<b>Proposed Environmental Determination:</b>	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).
	<b>Historic Status:</b>	Not a historic property
	<b>City Council District:</b>	3
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at <b>510-238-6167</b> or by e-mail at <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a> .

**Applicant Denise Pinkston** gave a verbal response regarding the project.

Commissioners provided questions and comments regarding item.

**Public Speaker(s):** none

**Motion by Commissioner Randolph** to approve the extension.

**Seconded by Commissioner Fearn**

**Action:** 5 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.

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

<b>#2</b>	<b>Location:</b>	Oak Knoll Development – Parcel 11; 8750 Mountain Boulevard
	<b>Assessor’s Parcel Number(s):</b>	043A476700400
	<b>Proposal:</b>	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.
	<b>Applicant:</b>	Chris Hall, WHA Inc.
	<b>Contact Person/ Phone Number:</b>	(415) 658-1723 <a href="mailto:chrish@whainc.com">chrish@whainc.com</a>
	<b>Owner:</b>	Oak Knoll Venture Acquisition LLC
	<b>Case File Number:</b>	PLN15378-PUDF05
	<b>Planning Permits Required:</b>	Regular Design Review (DR), Final Development Permit (FDP), Conditional Use Permit (CUP), compliance with CEQA
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	Oak Knoll District Residential Zone - 3 (D-OK-3)
	<b>Proposed Environmental Determination:</b>	Final Supplemental EIR certified on November 7, 2017
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	7
	<b>Finality of Decision:</b>	Appealable to City Council.
	<b>For Further Information:</b>	Contact Case Planner <b>Malinda Lim</b> at (951) 756-4874 or by email at <a href="mailto:mлим@interwestgrp.com">mлим@interwestgrp.com</a>

**Case Planner Christopher Tan** gave a verbal presentation of the project.

**Applicant Chris Hall** gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

**Public Speaker(s):** Assata Olugbala

**Motion by Commissioner Fearn to approve the project**, which was corrected later in the meeting, as noted below.

**Seconded by Commissioner Sandoval**

**Action:** 5 Ayes, 0 Noes

**Motion by Commissioner Fearn** to amend the previous motion to add CEQA findings as follows:

1. Rely on the Oak Knoll Mixed Use Community Plan Project Supplemental EIR as adequate under CEQA for analysis of the Oak Knoll Parcel 11 Final Development Permit pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference);
2. Approve the Oak Knoll Parcel 11 Final Development Permit, subject to the attached findings.

**Seconded by Commissioner Sandoval**

**Action:** 5 Ayes, 0 Noes

<b>#3</b>	<b>Location:</b>	Oak Knoll Development – Parcel 19; 8750 Mountain Boulevard
	<b>Assessor’s Parcel Number(s):</b>	043A476700600
	<b>Proposal:</b>	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.
	<b>Applicant:</b>	Chris Hall, WHA Inc.
	<b>Contact Person/ Phone Number:</b>	(415) 658-1723 <a href="mailto:chrish@whainc.com">chrish@whainc.com</a>
	<b>Owner:</b>	Oak Knoll Venture Acquisition LLC
	<b>Case File Number:</b>	PLN15378-PUDF06
	<b>Planning Permits Required:</b>	Regular Design Review (DR), Final Development Permit (FDP), Conditional Use Permit (CUP), compliance with CEQA
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	Oak Knoll District Residential Zone - 3 (D-OK-3)
	<b>Proposed Environmental Determination:</b>	Final Supplemental EIR certified on November 7, 2017
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	7 – Treva Reid
	<b>Finality of Decision:</b>	Appealable to City Council.
	<b>For Further Information:</b>	Contact Case Planner Malinda Lim at (951) 756-4874 or by email at <a href="mailto:m_lim@interwestgrp.com">m_lim@interwestgrp.com</a>

**Case Planner Christopher Tan** gave a verbal presentation of the project.

**Applicant: Chris Hall** gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

**Public Speaker(s):** none

**Motion by Commissioner Fearn** to approve project based upon staff recommendations.

1. Rely on the Oak Knoll Mixed Use Community Plan Project Supplemental EIR as adequate under CEQA for analysis of the Oak Knoll Parcel 19 Final Development Permit pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference);
2. Approve the Oak Knoll Parcel 19 Final Development Permit, subject to the attached findings.

**Seconded by Commissioner Randolph**

**Action:** 5 Ayes, 0 Noes

<b>#4</b>	<b>Location:</b>	Oak Knoll Development – Parcel 23; 8750 Mountain Boulevard
	<b>Assessor’s Parcel Number(s):</b>	043A476700700
	<b>Proposal:</b>	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.
	<b>Applicant:</b>	Chris Hall, WHA Inc.
	<b>Contact Person/ Phone Number:</b>	(415) 658-1723 <a href="mailto:chrish@whainc.com">chrish@whainc.com</a>
	<b>Owner:</b>	Oak Knoll Venture Acquisition LLC
	<b>Case File Number:</b>	PLN15378-PUDF09
	<b>Planning Permits Required:</b>	Regular Design Review (DR), Final Development Permit (FDP), Conditional Use Permit (CUP), compliance with CEQA
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	Oak Knoll District Residential Zone - 3 (D-OK-3)
	<b>Proposed Environmental Determination:</b>	Final Supplemental EIR certified on November 7, 2017
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	7 – Treva Reid
	<b>Finality of Decision:</b>	Appealable to City Council.
	<b>For Further Information:</b>	Contact Case Planner Malinda Lim at (951) 756-4874 or by email at <a href="mailto:mlim@interwestgrp.com">mlim@interwestgrp.com</a>

**Case Planner Christopher Tan** gave a verbal presentation of the project.

**Applicant Chris Hall** gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

**Public Speaker(s):** none

**Motion by Commissioner Ahrens** to approve project based upon staff recommendations.

1. Rely on the Oak Knoll Mixed Use Community Plan Project Supplemental EIR as adequate under CEQA for analysis of the Oak Knoll Parcel 23 Final Development Permit pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference);
2. Approve the Oak Knoll Parcel 23 Final Development Permit, subject to the attached findings.

**Seconded by Commissioner Sandoval**

**Action:** 5 Ayes, 0 Noes

<b>#5</b>	<b>Location:</b>	Oak Knoll Development – Parcel 24; 8750 Mountain Boulevard
	<b>Assessor's Parcel Number(s):</b>	043A476700800
	<b>Proposal:</b>	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.
	<b>Applicant:</b>	Chris Hall, WHA Inc.
	<b>Contact Person/ Phone Number:</b>	(415) 658-1723 <a href="mailto:chrish@whainc.com">chrish@whainc.com</a>
	<b>Owner:</b>	Oak Knoll Venture Acquisition LLC
	<b>Case File Number:</b>	PLN15378-PUDF10
	<b>Planning Permits Required:</b>	Regular Design Review (DR), Final Development Permit (FDP), Conditional Use Permit (CUP), compliance with CEQA
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	Oak Knoll District Residential Zone - 3 (D-OK-3)
	<b>Proposed Environmental Determination:</b>	Final Supplemental EIR certified on November 7, 2017
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	7
	<b>Finality of Decision:</b>	Appealable to City Council.
	<b>For Further Information:</b>	Contact Case Planner <b>Malinda Lim</b> at (951) 756-4874 or by email at <a href="mailto:mlim@interwestgrp.com">mlim@interwestgrp.com</a>

**Case Planner Christopher Tan** gave a verbal presentation of the project.

**Applicant Chris Hall** gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

**Public Speaker(s):** none

**Motion by Commissioner Randolph** to approve project based upon staff recommendations.

1. Rely on the Oak Knoll Mixed Use Community Plan Project Supplemental EIR as adequate under CEQA for analysis of the Oak Knoll Parcel 24 Final Development Permit pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference);
2. Approve the Oak Knoll Parcel 24 Final Development Permit, subject to the attached findings.

**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:** November 1, 2023

**Motion to approve:** Commissioner Fearn

**Seconded by:** Commissioner Ahrens

**Action:** 5 Ayes, 0 Noes

- Correspondence: none
- City Council Actions: At City Council on Tuesday, December 5, 2023, San Antonio Park Master Plan was approved, and the appeal for 1431 Franklin was rescheduled to Tuesday, December 19, 2023.

**ADJOURNMENT**

Vice-Chair Sugrue at 5:20 p.m.



**CATHERINE PAYNE**  
Development Planning Manager  
Planning and Building Department

**NEXT MEETING:** December 20, 2023