



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

**March 5, 2025**  
REGULAR Meeting

**BUSINESS MEETING**

**3:00 PM**

**Via: In-person**

**MEETING CALL TO ORDER:** Chair Renk at approx. 3:03 p.m.

**WELCOME BY THE CHAIR:** Chair Renk

**ROLL CALL:** Haneefah Rasheed

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

**Commissioner(s) Absent:** Shirazi

**Staff Present:** Catherine Payne, Haneefah Rasheed, Christopher Tan, Malinda Lim via phone, Brian Mulry

**COMMISSION BUSINESS**

- **Agenda Discussion:** Secretary Payne welcomed Comm. Owen Li, and she noted the reasons for meeting cancellations over the last few months.
- **Director's Report:** none
- **Informational Reports:** none
- **Committee Reports:** none
- **Commission Matters:** Chair Renk provided a brief overview of the 2025 committee assignments:  
**COMMITTEE CHAIR ASSIGNMENTS:**
  - \*Design Review Committee (DRC): Josie Ahrens (Chair), Maurice Robb, Owen Li
  - \* Special Projects (SP): Maurice Robb (Chair), Sahar Shirazi, Owen Li,
  - \*Residential Appeal Committee (RAC): Alex Randolph (Chair), Josie Ahrens, Owen Li
  - \*Policy and Procedure Committee (PPC): Natalie Sandoval (Chair), Jennifer Renk, Alex Randolph
  - \*Zoning Update Committee (ZUC): Sahar Shirazi (Chair); Natalie Sandoval, Jennifer Renk
- **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(s):** 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>#1</b>	<b>Location:</b>	<b>Brooklyn Basin (formerly known as “Oak to 9<sup>th</sup> Avenue); specifically Parcel H (Option 1)</b>
	<b>Assessor’s Parcel Number(s):</b>	018 046501700
	<b>Proposal:</b>	Revision to approved Final Development Permit (FDP) for the construction of two mixed-use developments over two phases. Phase 1 involves construction of a 5-story building consisting of 83 units and 2,663 sq. ft. of retail and community space. Phase 2 consists of a 7-story building with 137 units and 3,633 sq. ft. of retail space.
	<b>Applicant:</b>	Signature Development Group; Frank Flores
	<b>Contact Person/ Phone Number:</b>	(510) 715-3892 or <a href="mailto:fflores@signaturedevelopment.com">fflores@signaturedevelopment.com</a>
	<b>Owner:</b>	Zarsion OHP I, LLC
	<b>Case File Number:</b>	PUD06010-R02-PUDF04 (Option 1)
	<b>Planning Permits Required:</b>	Final Development Permit (FDP) and compliance with CEQA
	<b>General Plan:</b>	Planned Waterfront Development-4 (PWD-4)
	<b>Zoning:</b>	Oak to Ninth District (D-OTN-4)/S-14
	<b>Proposed Environmental Determination:</b>	Final EIR certified on January 20, 2009 The Final EIR may be reviewed on the City website at:

	<a href="#">City of Oakland   Current Environmental Review (CEQA/EIR) Documents...</a>
<b>Historic Status:</b>	Area of Secondary Importance – F3
<b>City Council District:</b>	2; Rebecca Kaplan
<b>Finality of Decision:</b>	Appealable to City Council.
<b>For Further Information:</b>	<b>Christopher Tan at (510) 504-7243 or by email at <a href="mailto:ctan@oaklandca.gov">ctan@oaklandca.gov</a></b> <b>Malinda Lim at (951) 756-4874 or by email at <a href="mailto:m_lim@interwestgrp.com">m_lim@interwestgrp.com</a></b>

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

**Case Planners Christopher Tan** gave a verbal presentation of the project

**Applicant Patrick Vanness** gave a verbal and visual presentation of the project.

**Robert Collins** assisted with answering questions regarding the project.

Commissioners provided questions and comments regarding item.

**Public Speakers:** John Klein, Naomi Schiff

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

1. Pursuant to CEQA Guidelines Section 15162, and based on the attached findings at Attachment A (and incorporated herein by reference), rely on the Oak-to-Ninth Avenue Project EIR, inclusive, as adequate under CEQA for analysis of the Brooklyn Basin Parcel H Option 1 Final Development Permit; and
2. Approve the Brooklyn Basin Parcel H Option 1 Final Development Permit

**Seconded by VC Sandoval**

**Action:** 6 Ayes, 0 Nays

<b>#2</b>	<b>Location:</b>	<b>Brooklyn Basin (formerly known as “Oak to 9<sup>th</sup> Avenue); specifically Parcel H (Option 2)</b>
	<b>Assessor’s Parcel Number(s):</b>	018 046501700
	<b>Proposal:</b>	Revision to approved Final Development Permit (FDP) for the construction of two mixed-use developments over two phases. Phase 1 involves construction of a 5-story building consisting of 83 units and 2,663 sq. ft. of retail and community space. Phase 2 consists of 23-story high rise building with 260 units and 3,545 sq. ft. of retail space.
	<b>Applicant:</b>	Signature Development Group; Frank Flores
	<b>Contact Person/ Phone Number:</b>	(510) 715-3892 or <a href="mailto:fflores@signaturedevelopment.com">fflores@signaturedevelopment.com</a>

<b>Owner:</b>	Zarsion OHP I, LLC
<b>Case File Number:</b>	PUD06010-R02-PUDF05 (Option 2)
<b>Planning Permits Required:</b>	Final Development Permit (FDP) and compliance with CEQA
<b>General Plan:</b>	Planned Waterfront Development-4 (PWD-4)
<b>Zoning:</b>	Oak to Ninth District (D-OTN-4)/S-14
<b>Proposed Environmental Determination:</b>	Final EIR certified on January 20, 2009 The Final EIR may be reviewed on the City website at: <a href="#">City of Oakland   Current Environmental Review (CEQA/EIR) Documents...</a>
<b>Historic Status:</b>	Area of Secondary Importance – F3
<b>City Council District:</b>	2; Rebecca Kaplan
<b>Finality of Decision:</b>	Appealable to City Council.
<b>For Further Information:</b>	<b>Christopher Tan at (510) 504-7243 or by email at <a href="mailto:ctan@oaklandca.gov">ctan@oaklandca.gov</a></b> <b>Malinda Lim at (951) 756-4874 or by email at <a href="mailto:mlim@interwestgrp.com">mlim@interwestgrp.com</a></b>

**Case Planners Christopher Tan** gave a verbal presentation of the project

**Applicant Patrick Vanness** gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

**Public Speakers:** Donna Smithey ceded time to Naomi Schiff according to the speaker card, but John Klein verbally stated that Donna has ceded her time to him instead, James Vann, Naomi Schiff

**Motion by VC Sandoval** to approve project based upon staff recommendations.

1. Pursuant to CEQA Guidelines Section 15162, and based on the attached findings at Attachment A (and incorporated herein by reference), rely on the Oak to Ninth Avenue Project EIR, inclusive, as adequate under CEQA for analysis of the Brooklyn Basin Parcel H Option 2 Final Development Permit;
2. Approve the Brooklyn Basin Parcel H Option 2 Final Development Permit.

**Seconded by Comm. Robb**

**Action:** 6 Ayes, 0 Nays

## 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 18, 2024

**Motion to approve:** VC Sandoval

**Seconded by:** Comm. Ahrens

**Action:** 6 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: Secretary Payne provided a summary update regarding the California College of the Arts (CCA) project that was mentioned at the Wednesday, December 18, 2025, Planning Commission meeting.

- **ADJOURNMENT** Chair Renk at 4:46 p.m.



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

**NEXT REGULAR MEETING:** March 19, 2025