



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

March 6, 2024
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER

Chair Shirazi at 3:06 p.m.

WELCOME BY THE CHAIR

Chair Shirazi

ROLL CALL

Stephanie Skelton

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

Commissioner(s) Absent: Jennifer Renk

Staff Present: Catherine Payne, Stephanie Skelton, Neil Gray, Michael Branson

Staff Absent: Haneefah Rasheed, Gregory Qwan

SECRETARY RULES OF CONDUCT

SECRETARY MATTERS none

COMMISSION BUSINESS

- Agenda Discussion none
- 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:	4035 Park Boulevard, Oakland, CA 94602
	Assessor's Parcel Number(s):	024 053300700
	Proposal:	To create an eight parcel mini-lot development and construct one home on each of the parcels for a total of eight homes on a currently vacant lot. The proposal is using the State Density Bonus Law by providing one moderate-income unit. The project includes waivers under the law for front and street side setbacks and open space.
	Applicant/ Owner:	4035 Park Boulevard LLC
	Contact Person/ Phone Number:	Will Mollard / (415) 350-9268
	Case File Number:	PLN23019
	Planning Permits Required:	Tentative Tract Map for a subdivision creating more than four parcels (eight proposed); Conditional Use Permit for a Mini-Lot Development; Major Conditional Use Permit for a development with seven or more dwelling units in the RM-3 Zone; and Regular Design Review approval for new construction of dwelling units. The Zoning Regulations effective on 10/27/23 apply to the project because the applicant applied for vested rights under SB 330.
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential - 3 (RM-3) Zone
	Proposed Environmental Determination:	Exempt per CEQA Guidelines Sections 15332-Infill Development and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Non-Historic Property
	City Council District:	5
	Finality of Decision:	Appealable to the City Council

For Further Information:	Contact Case Planner Gregory Qwan at (510) 238-2958 or by email at gqwan@oaklandca.gov
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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 Neil Gray on behalf of Gregory Qwan gave a verbal presentation of the project.

Applicant Will Mollard & Mike Pitler gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speaker(s): Brett Peterson

Motion by Fearn to approve project based upon staff recommendations:

1. Affirm staff’s CEQA exemption determination; and
2. Approve the Regular Design Review, Conditional Use Permits, and Tentative Tract Map subject to the attached Findings and Conditions of Approval.

Seconded by Commissioner Sugrue

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: February 21, 2024

Motion to approve: Commissioner Sugrue

Seconded by: Commissioner Ahrens

Action: 6 Ayes, 0 Nays

- Correspondence none
- City Council Actions none

ADJOURNMENT Chair Shirazi at 3:42 p.m.



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: March 20, 2024

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