



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

April 17, 2024
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER

Chair Sharazi

WELCOME BY THE CHAIR

Chair Sharazi

ROLL CALL

Stephanie Skelton

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

Commissioner(s) Absent: Sugrue, Renk

Staff Present: Catherine Payne, Stephanie Skelton, Peterson Vollmann, Alexia Rotberg, Sarah Price, Brian Mulry

COMMISSION BUSINESS

- **Agenda Discussion:** Catherine Payne provided a brief note regarding present and past agendas before the planning commission and the public. On May 15, 2024, Planning Commission meeting, the draft bylaws will be introduced to the Commissioners for a decision. On the other hand, she provided information regarding commissioners' departure.
- **Director's Report:** none
- **Informational Reports:** none
- **Committee Reports:** Comm. Randolph provided a summary update of the April 10, 2024, Residential Appeals Committee (RAC) meeting and the appeal was denied.
- **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 Speaker: Assata Olugbala

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.

#1	Location:	11881 Skyline Blvd
Assessor's Parcel Number(s):		037A3136009
Proposal:		Sell alcohol at an existing market.
Applicant:		Ismael Ahmed
Contact Person/ Phone Number:		(510) 575-1382
Owner:		Skyline Property LLC
Case File Number:		PLN22125
Planning Permits Required:		Major Conditional Use Permit (CUP) for Alcohol Sales, Variance to allow alcohol sales within 1,000 feet of civic uses, and Findings of Public Convenience or Necessity for projects outside of the Central District
General Plan:		Neighborhood Center Mixed Use
	Zoning:	Neighborhood Commercial Zone – 3 (CN-3)
Proposed Environmental Determination:		Exempt, Section 15301 of the State CEQA Guidelines; Existing Facilities; Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning
Historic Status:		Non-historic property
City Council District:		4
Finality of Decision:		Appealable to the City Council within 10 days
For Further Information:		Contact Case Planner Samina Merchant at (408) 780-9042 or by email at smerchant@interwestgrp.com

Public Speakers: none

Motion by Comm. Fearn to approve the consent calendar.

Seconded by Comm. Ahrens

Action: 5 Ayes, 0 Nays

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.

Comm. Fearn recused himself from the hearing after Item #2 was called

#2	Location:	3600 Alameda Avenue
Assessor's Parcel Number:	033 -2250-011-04 & 033-2202-001; -002; -005; -006; -007	
Proposal:	Proposal to demolish all existing structures on the approximately 23.9 acre site and construct an approximately 430,000 square foot industrial warehouse including approximately 30,000 square feet of accessory office. The site would include an employee parking lot on the northern side of the proposed building and truck loading docks and parking on the southern side of the building. The proposal includes extending 37 th Avenue to connect to Alameda Avenue, and a realignment of Alameda Avenue to provide expanded open space adjacent to the estuary shoreline.	
Applicant:	Prologis	
Contact Person/Phone Number:	Blair Rushing / 510-661-4019	
Owner:	Duke Realty Alameda Ave LP	
Case File Number:	PLN21223, PLN21223-ER01, CP22068	
Planning Permits Required:	Regular Design Review for new construction, Vesting Tentative Parcel Map and Creek Protection Permit.	
General Plan:	EPP – Heavy Industry EPP – Residential Mixed Use (For subdivision application only)	
Zoning:	D-CE-6 D-CE-3/S-19 (For subdivision application only)	
Proposed Environmental Determination:	Draft Environmental Impact Report was published for a 45-day review period from July 10, 2023 to August 24, 2023. The Final EIR/ RTC was published/recirculated on March 29, 2024. EIR Documents may be viewed online at : https://www.oaklandca.gov/documents/3600-alameda-avenue-eir-documents	
Historic Status:	Potentially Designated Historic Property (PDHP); OCHS Rating: Cb+3	
City Council District:	5	
Finality of Decision:	Appealable to City Council	
For further information:	Contact Case Planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov	

Case Planner Peterson Vollmann gave a verbal presentation of the project.

Applicant Banke Abioye gave a verbal and visual presentation of the project.

Applicants Janet Galvez and Ken Houston of the Beautification Council responded to Comm. Randolph's questions. Commissioners provided questions and comments regarding item.

Public Speakers: Eddie Torres, Camilla Arechiga, Enrique Garcia, Naima Brown, Olegario Guzman, Diego Hernandez, Chris Mckay, Raymond Gallagher, Rafael Gonzalez, John Darrymple, Adam Masters, Nelida Rocha, Natalie Gagnon, Ken Houston, Assata Olugbala, Kenneth Turner (did not speak on item when called), Davon Tarrer, Fredrick Frierson, and Heather Ehmke ceded their times to Ken Houston

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

- 1) Adopt the attached CEQA findings, including Certification of the EIR, rejection of alternatives as infeasible, and Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP).
- 2) Approve the Design Review, Tentative Parcel Map and Creek Permit as described in this report subject to the conditions (including the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP)), requirements, and findings contained in this staff report.

Seconded by Comm. Ahrens

Action: 4 Ayes, 0 Nays

Comm. Fearn returned to Chambers after the vote on Item #2 was completed

#3	Location:	378 11th Street
Assessor's Parcel Number(s):	002 005702000	
Proposal:	Major Conditional Use Permit to provide Alcohol Beverage Sales (closed container beer and wine) within the existing guest store/pantry located within the existing Hampton Inn downtown. Sale will be limited to hotel guests, and onsite consumption	
Applicant:	Ridgemont Hospitality	
Contact Person/ Phone Number:	Dhruv Patel, (510) 407-0308	
Owner:	Simpa P. & Pravin L. Patel	
Case File Number:	PLN24009	
Planning Permits Required:	Major Conditional Use Permit	
General Plan:	Central Business District	
	Zoning:	D-LM-3 / LM-275
Proposed Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning	
Historic Status:	N/A	
City Council District:	CCD2	
Finality of Decision:	Appealable to City Council	
For Further Information:	Contact Case Planner Alexia Rotberg at (510) 418-8534 or by email at arotberg@oaklandca.gov	

Case Planner Alexia Rotberg gave a verbal presentation of the project and answered Commissioners' questions regarding the site's location within an Alcoholic Beverage Sales license overconcentrated area. For questions regarding operating hours of the hotel, the Planner deferred to the Applicant.

Applicant Representative Pravin Patel responded to Comm. Randolph's questions regarding operating hours and why the CUP wasn't included as part of the original hotel permitting.

Commissioners provided questions and comments regarding item.

Public Speakers: Assata Olugbala

Motion by Comm. Fearn to approve project based upon staff recommendations.

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit subject to the attached findings and conditions.

Seconded by Comm. Sandoval

Action: 5 Ayes, 0 Nays

#4	Location:	735 105th Avenue
Assessor's Parcel Number(s):	045 526800600	
Proposal:	Revisions to the Lighthouse Charter School Major Conditional Use Permit (CUP) Conditions of Approval #26. Transportation Improvement Measures; to remove TDM-4: School Pool Program, requiring a ridesharing program with a 35% adoption rate.	
Applicant:	Rich Harrison, Light Community Public Schools	

Contact Person/ Phone Number:	Rich Harrison, (303)472-6124
Owner:	School of Urban Missions
Case File Number:	PLN17041-R01-R01
Planning Permits Required:	Major Changes to Condition of Approval #26; TDM-4.
General Plan:	Business Mix
Zoning:	CIX-2/S-19
Proposed Environmental Determination:	1518 - Projects consistent with Community Plan, General Plan, or Zoning 1518.3 - Streamlining for infill projects; and 15164 - Addenda to the 1995 and 1998 EIRs.
Historic Status:	N/A
City Council District:	CCD7
Finality of Decision:	Appealable to the City Council
For Further Information:	Contact Case Planner Sarah Price at (510) 238-2955 or by email at sprice@oaklandca.gov

Case Planner Sarah Price gave a verbal presentation of the project.

Applicant Rich Harrison gave a verbal presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speakers: Assata Olugbala

Motion by Ahrens to approve project based upon staff recommendations.

1. Affirm staff’s environmental determination;
2. Approve the changes to Condition of Approval #26 given the fact that the Project complies with the City’s VMT significance threshold without implementation of Measure TDM-4.

Seconded by Comm. Fearn

Action: 5 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: April 3, 2024

Motion to approve: Comm. Fearn

Seconded by: Comm. Sandoval

Action: 4 Ayes, 1 Abstained, 0 Nays

- Correspondence none
- City Council Actions none

ADJOURNMENT

Chair Shirazi at 5:05 pm



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: May 1, 2024

DRAFT