



Jonathan Fearn, Chair
Sahar Shirazi, Vice-Chair
Clark Manus
Tom Limon
Vince Sugrue
Jennifer Renk
Ron Jones

April 19, 2023
Regular Meeting

BUSINESS MEETING

3:00 PM

Via: In-Person

MEETING CALL TO ORDER

WELCOME BY THE CHAIR

ROLL CALL

Commissioners Present:

Vince Sugrue, Chair Jonathan Fearn, Clark Manus, Vice Chair Sahar Shirazi, Tom Limon

Commissioner(s) Absent: Jennifer Renk, Ron Jones

Staff Present: Catherine Payne, Haneefah Rasheed

SECRETARY RULES OF CONDUCT Catherine Payne

SECRETARY MATTERS - none

COMMISSION BUSINESS

- Agenda Discussion none
- Director’s Report Edward Manasse, Deputy Director of Planning, provided a summary and update regarding the Housing Element.
- Informational Reports none
- Committee Reports VC Shirazi provided a summary update of the 4/12 ZUC meeting.
- 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.

VC Shirazi recused himself from the hearing prior to item #1 being called.

#1	Location:	4315, 4365,4368 Lincoln Ave.
Assessor’s Parcel Number		APN 29A-1367-4-4,29A-1367-1-14, and 29-1009-6
Proposal:		Expansion of the existing Head Royce School campus to the former Lincoln Children’s Center site at 4368 Lincoln to create a unified, 22-acre K-12 school. The Project proposes a tunnel crossing under Lincoln Avenue and/or an at-grade pedestrian crossing. The permitted student enrollment would increase from 906 students to 1,250 students.
Applicant:		Rachel E. Skiffer: Head of School
Phone Number:		510 228-1515 Email rskiffer@headroyce.org
Owner:		Head-Royce School
Case File Number:		PLN-18532, PLN18532PUDF-01and PLN18152- ER01
Planning Permits Required:		Planned Unit Development, Final Development Permit, Conditional Use Permit
General Plan:		Institutional; Hillside Residential
Zoning:		RD-1; RH-4
Environmental Determination:		The Draft Environmental Impact Report (DEIR) was published November 5, 2021. The FEIR was published February 21, 2023 for certification.
Historic Status:		PDHP C-3
City Council District:		4
Status:		Under Review.
Staff Recommendation		Certify EIR, and approve land use entitlements
Finality of Decision:		Appealable to City Council.

For further information:	Rebecca Lind: Phone: (510) 672-1474 or by e-mail: rlind@oaklandca.gov .
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Case Planner Rebecca Lind gave a verbal presentation of the project

Applicants Scott Gregory, Rachael Skipper, Megan Weir, and Jerry Malaney gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speakers: • Leila Moncharsh, Roid Thompson, Martha Sellers, Samia Urzua, Ken Dupec, Kurt Scherer, David Alexander, Blaire Green, Martha Robinson, Kristin Dwelley, Ryan Diew, Peter Smith, Leah Liron, Max Calcoen, Ricky Lapidus, Mila Woo, Christian Woo, Aaron Zheng, Greydon Ting, Mingchuan Liu

Motion by Commissioner Sugrue to approve project based upon staff recommendations.

1. Adopt the attached California Environmental Quality Act (CEQA) findings, including certification of the EIR and rejection of the alternatives as infeasible, and adopt the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP), as attached at Attachment C.
2. Approve the PUD, including the request for a 6-year timeframe for submittal of the Phase III FDP, and approve the FDPs for the combined Phases I and II, including the Horizontal improvements, subject to the attached findings and SCAMM/RP and Conditions. of Approval as amended.

Seconded by Commissioner Limon

Action: 4 Ayes, 0 Noes

VC Shirazi returned to Chambers after the vote on Item 1 was complete.

Location:	Citywide
Assessor's Parcel Number:	Citywide
Proposal:	Conduct a public hearing and solicit/provide comments on the Draft Environmental Impact Report (Draft EIR) for Phase 1 of the Oakland General Plan Update, which analyzes potential physical environmental impacts of the proposed City of Oakland Planning Code, Zoning Map, and General Plan text and map amendments implementing its 2023-2031 Housing Element, updates to its Safety Element and its adoption of a new Environmental Justice Element.
Applicant:	City of Oakland
Project Number:	N/A
Project Name:	N/A
Project File Number:	GP21002; ZA 23002; GP21002-ER01
Permitting Permits Required:	N/A
General Plan:	Citywide
Geographic Area:	Citywide
Environmental Determination:	The City of Oakland's Bureau of Planning issued a Notice of Preparation (NOP) for a Draft EIR on March 30, 2022. The City has prepared a Draft EIR for the Project in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.).
Project Status:	N/A

Council district:	All
Issues:	The Draft EIR was published (SCH Number 2022020800) on March 24, 2023. The Draft EIR and its appendices may be viewed or downloaded from the City of Oakland's website: https://www.oaklandca.gov/topics/general-plan-update . The 45-day comment period begins on March 24, 2023, and ends on May 9, 2023, at 5:00 PM.
Staff Recommendation:	Receive public and Planning Commission comments on the Draft EIR.
Finality of Decision:	No decisions will be made at this hearing
For further information:	Lakshmi Rajagopalan: Phone: (510) 238-6751; email: generalplan@oaklandca.gov .

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 Lakshmi Rajagopalan gave a verbal and visual presentation of the project. Commissioners provided questions and comments regarding item.

Public Speakers: • Naomi Schiff, Jason Gumataotao

Comments provided on DEIR. No motion rendered

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.

- None

COMMISSION BUSINESS

- Approval of Minutes February 15, 2023

Motion by Comm. Manus

Seconded by Commissioner Limon

Action: 4 Ayes, 0 Noes

- Approval of Minutes April 5, 2023

Motion by Comm. Manus

Seconded by Commissioner Limon

Action: 4 Ayes, 0 Noes

- Correspondence none
- City Council Actions:

ADJOURNMENT

Chair Jonathan Fearn at 5:40 pm



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: May 3, 2023

