



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

May 1, 2024  
REGULAR Meeting

**BUSINESS MEETING**

**3:00 PM**

**Via: In-person**

**MEETING CALL TO ORDER**

Chair Shirazi

**WELCOME BY THE CHAIR**

Chair Shirazi

**ROLL CALL**

Haneefah Rasheed

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

**Commissioner(s) Absent:** None

**Staff Present:** Christopher Tan, Haneefah Rasheed, Danny Thai, Michael Branson

**COMMISSION BUSINESS**

- **Agenda Discussion** none
- **Director’s Report** none
- **Informational Reports** none
- **Committee Reports** none
- **Commission Matters** Comm. Sugrue will continue to serve as Vice-Chair until a new commissioner is appointed. Commissioners and staff honored Commissioner Fearn for his years of service. Chair Shirazi will provide committee assignments at a later date.
- **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>6021 College Ave</b>
	<b>Assessor’s Parcel Number(s):</b>	014 126800300
	<b>Proposal:</b>	To operate a wine bar with light food offerings, accessory retail goods, and off-premises bottle sales. The proposal also includes a 42.29 square foot semi-enclosed outdoor dining area in front of the business
	<b>Applicant:</b>	Tony Valadez (510) 459-4022
	<b>Contact Person/ Phone Number:</b>	Faunus Lucas (510) 520-1242
	<b>Owner:</b>	Larry W. Olund (510) 459-2022 / (925) 819-1222
	<b>Case File Number:</b>	PLN23114
	<b>Planning Permits Required:</b>	Major Conditional Use Permit for an Alcoholic Beverage Sales Commercial Activity; and a Minor Variance for the 1,000-foot distance separation requirement between other establishments selling alcoholic beverages §17.103.030(B)(1).
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	CN-1 Zone
	<b>Proposed Environmental Determination:</b>	Exempt per the State CEQA Guidelines Section 15301 - Existing facilities, Section 15303 - New construction or conversion of small structures, and Section 15183 - Projects consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	The building is Potentially Designated Historic Property with an Oakland Cultural Heritage Survey Rating of C3.
	<b>City Council District:</b>	3
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact Case Planner Danny Thai at (510) 238-3584 or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a>

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 Danny Thai gave a verbal presentation of the project.

**Applicant Tony Valadez** gave a verbal and visual presentation of the project.

**Client Faunus Lucus & Attorney Brian O’Neil**, on behalf of the project applicant, provided input regarding the project.

Commissioners provided questions and comments regarding item.

**Public Speakers:** Amelia Petrovic, Joyce Gardner, Casey Farmer, Sam Singer, Jean Chadbourne

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

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

**Seconded by Comm. Renk**

**Action:** 7 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 17, 2024

**Motion to approve:** Comm. Renk

**Seconded by:** Comm. Fearn

**Action:** 7 Ayes, 0 Nays

- Correspondences: none
- City Council Actions: none

• **ADJOURNMENT**

Chair Shirazi at 3:38 pm



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

**NEXT REGULAR MEETING:** May 15, 2024

DRAFT