



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

May 15, 2024
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER Chair Shirazi at 3:02 p.m.

WELCOME BY THE CHAIR Chair Shirazi

ROLL CALL Haneefah Rasheed

Commissioners Present: Ahrens, Sandoval, Renk, Shirazi, Randolph, Robb

Commissioner(s) Absent: Vince Sugrue

Staff Present: Catherine Payne, Haneefah Rasheed, Timothy Green, Joanna Winter, Michelle Matranga, Laura Kaminski, William Gilchrist, Emily Weinstein, Edward Manasse

Secretary Payne welcomed Comm. Robb to the Planning Commission.

COMMISSION BUSINESS

- **Agenda Discussion:** Secretary Payne noted that the last item on the agenda, Item #2, is an informational report to the planning commission with regards to the Annual Progress Report (APR). We erroneously put it on the agenda as a public hearing, and the commissioners are welcomed to move that item under information item if they so choose. Chair Shirazi accepted.
- **Director’s Report:** Director Gilchrist provided a brief statement.
- **Informational Reports:** Chair Shirazi moved Item #2, which staff has erroneously put on the agenda as a public hearing item, back to its proper place, so that it can be considered under informational report.
 - **Item #2 – Citywide** - Present an informational report to the Planning Commission describing the progress the City made in 2023 to implement and update Oakland's current General Plan, implement the policies adopted in the City's 2023-2031 Housing Element, and meet the City's share of the Regional Housing Needs Allocation (RHNA).

Director Gilchrist & Director Weinstein provided verbal and visual presentation of the report.

Case Planner Timothy Green provided a response to the Commissioners' questions.

Commissioners provided questions and comments regarding item.

Public Speakers: No speakers on this item; however, Open Forum speakers were erroneously called to speak on Informational Item #2. Therefore, their comments were applied to Open Forum.

- **Committee Reports:** none
- **Commission Matters:** Draft Planning Commission By-Laws
 - **Motion by Comm. Renk** to continue the Commission Matters report to a date uncertain and address the Commissions' comments.
 - **Seconded by Comm. Ahrens**
Action: 6 Ayes, 0 Nays
- **City Attorney's Report:** none
- **Committee Reports:** 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.

Note: The following public speakers were erroneously called to speak during informational reports instead of open forum as requested. However, their comments were noted in open forum. They were invited to speak again during open forum; they declined.

Public Speaker(s): Naomi Shiff, Susan Shawl

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: Area bounded generally by 27th Street to the north, I-980 and Brush Street to the west, the Jack London estuary waterfront to the south, and Lake Merritt and the Lake Merritt Channel to the east.
	<p>Proposal: The City of Oakland seeks to adopt the Downtown Oakland Specific Plan (DOSP), certify the DOSP Final Environmental Impact Report (FEIR), and amend the Zoning Map, Planning Code and General Plan to implement the DOSP.</p> <p>The DOSP contains strategies for physical improvement projects and supporting policies to meet the needs of the area’s most vulnerable stakeholders while addressing community priorities for a sense of place, shelter, economic opportunity, cultural belonging, and mobility. The DOSP offers guidance upon which to base future City investments, as well as benchmarks to evaluate success. It contains an implementation plan that includes many implementation mechanisms, including policy revisions, studies, programs, coordination, and oversight of mitigation measures.</p> <p>The FEIR contains measures to mitigate the environmental impacts of development that meets the goals of the DOSP. The amendments to the General Plan change certain specified land uses to meet the goals of the DOSP, including dense, transit-oriented development of property for housing and employment. The amendments to the Zoning Map and Planning Code implements some of the DOSP such as increases in density.</p>
	Owner: City of Oakland
	Case File Number: GP23001, ZA2206, ER18-020 & SP16001
	<p>General Plan: Land Use and Transportation Element (LUTE) Business Mix; Central Business District; Community Commercial; General Industry and Transportation; Institutional; Mixed Housing Type Residential; Neighborhood Center Mixed Use; Urban Park and Open Space; Urban Residential Estuary Policy Plan (EPP) Light Industry 1; Mixed Use District; Off-Price Retail District; Parks; Planned Waterfront Development 1; Planned Waterfront Development 4; Produce Market; Retail Dining Entertainment 1; Retail Dining Entertainment 2; Waterfront Commercial Recreation 1; Waterfront Mixed Use; Waterfront Warehouse District</p>
	Zoning: C-40, C-45, CBD-C, CBD-P, CBD-R, CBD-X, CC-1, CC-2, CC-3, CIX-1A, CIX-1B, D-LM-2, D-LM-3, D-LM-4, D-LM-5, D-OTN, IG, M-20, M-30, M-40, OS(LP), OS(NP), OS(RCP), OS(RCA), OS (AF), OS (AMP), OS(SU), R-80, RU-3, RU-4, RU-5, S-2
	<p>Proposed Environmental Determination: The Draft Environmental Impact Report (DEIR) for the Downtown Oakland Specific Plan and associated General Plan Amendments was available for public review (SCH No. 2019012008) on August 30, 2019 and brought before the Planning Commission on October 2, 2019, with an extended 70-day public review and comment period ending November 9, 2019.</p> <p>All comments that were received during the Draft Environmental Impact Report (DEIR) public comment period have been compiled and responded to in the Response to Comments (RTC) Document, along with non-substantive changes and clarifications to the DEIR. The RTC Document, together with the DEIR, constitutes the Final EIR (FEIR) for the DOSP. The Zoning Map and Planning Code amendments are consistent with the FEIR.</p>
	Historic Status: 52 Landmarks, 21 Areas of Primary Importance (API); 27 Areas of Secondary Importance (ASI)

City Council District:	2, 3
Status:	The Draft DOSP and DEIR received public review and comment in 2019 and have subsequently been revised. The Draft Zoning Map and Planning Code Amendments were reviewed by the Landmarks Preservation Advisory Board (LPAB) in 2022 as well as reviewed by the Zoning Update Committee in 2022 and 2023. The revised Draft DOSP was released for public review on March 22, 2024. The Final Draft Zoning and General Plan amendments and FEIR have a planned release date of April 19, 2024. These documents will be reviewed by LPAB on May 6, 2024 and forwarded to Planning Commission for review.
Staff Recommendation:	Staff recommends that the Planning Commission review the DOSP with its associated environmental document and amendments and recommend the package for City Council adoption.
Finality of Decision:	Recommendation to City Council
For Further Information:	Contact Project Manager Joanna Winter, Planner IV at (510) 238-2166 or by email at plandowntownoakland@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.

Director Gilchrist provided a brief statement.

Case Planner Joanna Winter gave a verbal and visual presentation of the project.

Deputy Director Manasse, Laura Kaminski, & Joanna Winter provided responses to the Commissioners' questions.

Commissioners provided questions and comments regarding item.

Public Speakers: Mary Harper ceded time to Naomi Schiff, Bernice Creager, Owen O'Mahony, Susan Ransom, Evey Hwang, Dave Connolly (left chambers and did not provide comment), Peggy Ygbuhay, Aaron Wright, Mike Jacob, Sarah Lockhart, David Keenan

Motion by Comm. Randolph to continue Item #1 to the June 5, 2024, Planning Commission meeting and have staff respond to Commissioners' questions and comments.

Seconded by Comm. Renk

Action: 6 Ayes, 0 Nays

Item #2 is an informational report item to the Planning Commission erroneously placed in public hearing.

#2	Location:	Citywide
	Proposal:	Present an informational report to the Planning Commission describing the progress the City made in 2023 to implement and update Oakland's current General Plan, implement the policies adopted in the City's 2023-2031 Housing Element, and meet the City's share of the Regional Housing Needs Allocation (RHNA).
	Applicant:	City of Oakland, Bureau of Planning
	Contact Person/ Phone Number:	Timothy Green: (510) 238-6436
	Case File Number:	N/A
	General Plan:	Citywide
	Zoning:	Citywide

Proposed Environmental Determination:	Not a project under the California Environmental Quality Act.
Historic Status:	N/A
City Council District:	All Council districts.
Staff Recommendation:	Staff recommend that the Planning Commission receive an informational report on the City of Oakland's General Plan And Housing Element Annual Progress Reports for calendar year 2023.
Finality of Decision:	Request for Planning Commission and public comment; forward to City Council.
For Further Information:	Timothy Green: (510) 238-6436; email: TGreen@oaklandca.gov.

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: May 1, 2024

Motion to approve: Comm. Renk

Seconded by: Comm. Sandoval

Action: 6 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: none

- **ADJOURNMENT** Chair Sharazi at 5:52 p.m.



CATHERINE PAYNE
 Development Planning Manager
 Planning and Building Department

NEXT REGULAR MEETING: June 5, 2024