



Oakland City Planning Commission

MINUTES

Jonathan Fearn, Chair
Sahar Shirazi, Vice-Chair

June 21, 2023

Vince Sugrue
Jennifer Renk
Josie Ahrens
Natalie Sandoval
Alex Randolph

REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER
Chair Jonathan Fearn

Chair Jonathan Fearn

WELCOME BY THE CHAIR

ROLL CALL

Haneefah Rasheed, PSR, Sr.

Commissioners Present:

Vince Sugrue, Jennifer Renk, Natalie Sandoval, Josie Ahrens, Sahar Shirazi, Jonathan Fearn

Commissioner(s) Absent: Alex Randolph

Staff Present: Catherine Payne, Haneefah Rasheed, Edward Manasse, Michael Branson

SECRETARY RULES OF CONDUCT None

SECRETARY MATTERS - none

COMMISSION BUSINESS

- Agenda Discussion none
- Director's Report none
- Informational Reports none
- Committee Reports none
- Commission Matters Chair Fearn provided committee assignments
- 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.

#1	325-22nd Street (2 Kaiser Plaza)
Location:	
Assessor's Parcel Number:	APNs 008-0653-00800, -00900, -01501
Proposal:	Highrise commercial and office building
Applicant:	Group, Lina Lee
Phone Number:	(323) 860-1808
Owner:	CIM Group
Case File Number:	ZP160061, PLN17384, ER16016
Planning Permits Required:	Extension of the following: Design Review, Major CUP, Minor Variance for setback and reduced loading.
General Plan:	Central Business District
Zoning:	CBD-C (Central Business District Commercial Zone)
Environmental Determination:	Addendum to 2011 CDURP Amendments EIR (PRC 21166, CEQA Guidelines Sections 15162, 15164, 15168, 15180); CEQA Exemption (CEQA Guidelines Sections 15332, 15168 and 15180); Document can be found and reviewed at this link (item#69): https://www.oaklandca.gov/resources/current-environmental-reviewceqa-eir-documents-2011-present located under "2 Kaiser Plaza Project"
Historic Status:	None (surface parking lot).
City Council district:	District 3 – Carroll Fife
Status:	Approved. Extension for entitlements requested.
Staff Recommendation:	Approve the extension for another 2 years.
Finality of Decision:	Appealable to City Council
For further information:	Contact case planner Christopher Tan at (510) 238-3079 or by e-mail at ctan@oaklandca.gov

#2	Jack London Square Development Project: Site F3 (South of Embarcadero, between Alice and Harrison Streets)
Location:	
Assessor's Parcel Number:	APN 018 042000402

Proposal:	Final Development Permits for Site F3
Applicant:	CIM Group, Omri Kuba
Phone Number:	(323) 860-7491
Owner:	CIM Group
Case File Number:	ER030004, DA13171, PUD13170-PUDF-03
Planning Permits Required:	Extension of the following: Final Development Permit for Site F3 of Jack London Square Planned Unit Development Project; Minor Variance for loading
General Plan:	Waterfront Commercial Recreation-1
Zoning:	C-45 Community Shopping Commercial Zone
Environmental Determination:	Final EIR certified on March 17, 2004 by the Planning Commission; Addendum #1 approved on September 23, 2014
Historic Status:	None for affected sites
City Council district:	District 3 – Carroll Fife
Status:	Approved. Extension for entitlements requested.
Staff Recommendation:	Approve the extension for another 2 years.
Finality of Decision:	Appealable to City Council
For further information:	Contact case planner Christopher Tan at (510) 238-3079 or by e-mail at ctan@oaklandca.gov

Case Planner Catherine Payne gave a verbal presentation of the projects **Applicant**

Todd William answered questions on behalf of CIM Group Commissioners provided questions and comments regarding item.

Public Speaker(s) for Item #2: • John Rockwell **Motion to approve consent calendar**

1. Comm. Vince Sugrue
2. Vice-Chair Sahar Shirazi **Action:** 6 Ayes, 0 Noes

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.

Comm. Jennifer Renk recused herself from the hearing prior to item #3 being called

#3	Location:	3 Summit Street (Alta Bates Summit Medical Center/Summit Campus)
	Assessor's Parcel Number:	07460400 and 009 074602800
	Proposal:	Final Development Permit (FDP) involving the demolition of two structures for the construction of a 7-leveled, 170,047 square-foot freestanding outpatient medical building and reconfiguration of the adjacent outdoor space and parking lot located on Alta Bates Summit Medical Center (ABSMC) Campus in Oakland. The center will be a core location for cancer prevention, diagnosis and treatment and is a joint venture between Sutter Health and Stanford Health.
	Applicant:	Scott Gregory
	Phone Number:	(415) 535-6690 sgregory@lamphier-gregory.com
	Owner:	Sutter Health and Stanford Health
	Case File Number:	LN23020
	Planning Permits Required:	Regular Design Review (DR), Final Development Plan (FDP), Tree Removal Permit
	General Plan:	Institutional
	Zoning:	Medical Center (S -1)
	Environmental Determination:	Final EIR certified on May 19, 2010
	Historic Status:	
	City Council district:	
	Status:	Pending
	Staff Recommendation:	Approval, based on staff report
	Finality of Decision:	Appealable to City Council
	For further information:	Contact Case Planner Malinda Lim at (951) 756 -4874 or by email at malinda.lim@interwestgrp.com

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 Catherine Payne gave a verbal and visual presentation of the project

Consultant to the City of Oakland Malinda Lim joined meeting via speaker phone to answer questions

Applicant Shahroch Sayadi and Alicia Ju gave a verbal and visual presentation of the project

Commissioners provided questions and comments regarding item.

Public Speaker(s): • Allison Shore

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

1. Pursuant to Public Resources Code Section 21166 and/or CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference), rely on the Alta Bates Summit Medical Center Summit Campus (ABSMC) EIR as adequate under CEQA for analysis of the Stanford Medicine Sutter Health Cancer Center Final

Development Permit; and 2. Approve the Stanford Medicine Sutter Health Cancer Center Final Development Permit, Regular Design Review Permit, and Tree Removal Permit.

Seconded by Vice-Chair Sharazi

Action: 5 Ayes, 0 Noes

CM Jennifer Renk returned to Chambers after the vote on Item 3 was completed

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

Date: May 17, 2023

Motion to approve: Commissioner Renk

Seconded by: Commissioner Sugrue

Action: 4 Ayes, 2 Abstained

- Correspondence none
- City Council Actions none

ADJOURNMENT

Chair Fearn at 4:30 p.m.



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING: July 12, 2023

DRAFT