



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

**July 10, 2024**  
REGULAR Meeting

**BUSINESS MEETING**

**3:00 PM**

**Via: In-person**

**MEETING CALL TO ORDER:** Chair Shirazi at 3:00 p.m.

**WELCOME BY THE CHAIR:** Chair Shirazi

**ROLL CALL:** Haneefah Rasheed

**Commissioners Present:** Ahrens, Sandoval, Shirazi, Robb, Sugrue

**Commissioner(s) Absent:** Randolph and Renk

**Commissioner Robb** departed at 5:02 p.m.

**Staff Present:** Catherine Payne, Haneefah Rasheed, Betty Marvin, Peterson Vollmann, Edward Manasse, Michael Branson

**COMMISSION BUSINESS**

- **Agenda Discussion:** Item #1, Malibu Site, 8000 S. Coliseum Way, will be presented prior to the informational report regarding 2024 Mills Act. Furthermore, there will be no live broadcast of this meeting due to the unusual time it fell within the month.
- **Director's Report:** none
- **Informational Report:** 2024 Mills Act contract recommendations

**Case Planner Betty Marvin** gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

**Public Speaker(s):** none

- **Committee Reports:** none
- **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(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.

**Item #1 was presented prior to informational report  
Comm. Sandoval recused herself from the hearing approx. 25 seconds after Item #1 was called.**

<b>#1</b>	<b>Location:</b>	<b>Malibu Site; 8000 S. Coliseum Way</b>
	<b>Assessor’s Parcel Number(s):</b>	042432800124
	<b>Proposal:</b>	Construction of a temporary soccer stadium for the Oakland Roots and Oakland Soul professional soccer clubs on an approximately 8.74 acre site. The stadium will have a seating capacity for up to 10,000 people and include the use of modular structures.
	<b>Applicant:</b>	Oakland Pro Soccer, LLC; Lydia Tan, Chief Real Estate Officer
	<b>Contact Person/ Phone Number:</b>	(415) 407-2388 or <a href="mailto:lydia@rootssc.com">lydia@rootssc.com</a>
	<b>Owner:</b>	City of Oakland and Alameda County
	<b>Case File Number:</b>	PLN24043/ CP24021

<b>Planning Permits Required:</b>	Regular Design Review for new construction, Major Conditional Use Permits for an Extensive Impact Civic Activity (Stadium) and Alcohol Sales, and a Creek Protection Permit
<b>General Plan:</b>	Regional Commercial
<b>Zoning:</b>	D-CO-2/S-13/S-14
<b>Proposed Environmental Determination:</b>	A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15183 - Projects consistent with a community plan, general plan, or zoning; and 15164 – Addendum to the 2015 certified Coliseum Area Specific Plan EIR; The CEQA Analysis may be reviewed on the City website at: <a href="https://www.oaklandca.gov/documents/oakland-roots-soul-temporary-stadium-at-the-malibu-site-ceqa-documents">https://www.oaklandca.gov/documents/oakland-roots-soul-temporary-stadium-at-the-malibu-site-ceqa-documents</a>
<b>Historic Status:</b>	Non-Historic Property
<b>City Council District:</b>	6; Kevin Jenkins
<b>Finality of Decision:</b>	Appealable to City Council.
<b>For Further Information:</b>	<b>Contact Case Planners: Peterson Vollmann at (510) 238-6167 or by email at <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a> or Malinda Lim at (951) 756-4874 or by email at <a href="mailto:mlim@interwestgrp.com">mlim@interwestgrp.com</a></b>

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

**Applicants Lindsey Barrens, Ed Mills, Lydia Tan, & Idris Argan Juan** gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

**Public Speakers:** Ken Houston, Duraunte Colly, Joel Toscano, Ray Bobbit, Jose Vega, Len Turner, Anja Qualls (Did not speak; departed due to an emergency), Barbara Leslie, Ari Takata, Darin Lounds, Edgar Flores

**Motion by VC Sugrue** to recommend that the Planning Commission:

1. Affirm staff's environmental determination;
2. Approve the Design Review, Conditional Use Permits, and Creek Permit, subject to the attached findings and conditions.

**Seconded by CM Ahrens**

**Action:** 4 Ayes, 0 Nays

VC Sugrue departed the Chamber after Item #1 was executed. Therefore, Secretary Payne called for a short recess at approximately 3:49 p.m. to allow time for VC Sugrue and Comm. Sandoval to return to Council Chamber after the vote on Item #1 was completed. The meeting commenced again at approximately 3:51 p.m.

## 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:** June 5, 2024

**Motion to approve:** Vice-Chair Sugrue

**Seconded by:** Comm. Sandoval

**Action:** 4 Ayes, 0 Nays

- Correspondence: none

- City Council Actions: Secretary Payne indicated that the City Council adopted the Accessory Dwelling Unit (ADU) revision ordinance. The legislation updates the city’s ADU regulations to bring them into compliance with state law. The second reading was on June 18, 2024, and the updated regulations became effective on June 18, 2024, as well. The regulations were adopted consistent with the Planning Commission recommendation.

- **ADJOURNMENT** Chair Shirazi at 5:09 p.m.



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

**NEXT REGULAR MEETING:** September 11, 2024