



Oakland City Planning Commission

MINUTES

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

July 12, 2023
 REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER Catherine Payne

WELCOME BY THE CHAIR Catherine Payne

ROLL CALL Haneefah Rasheed, PSR, Sr.

Commissioners Present: Vince Sugrue, Jennifer Renk, Alex Randolph, Josie Ahrens

Commissioner(s) Absent: Natalie Sandoval, Sahar Shirazi, Jonathan Fearn

Staff Present: Catherine Payne, Haneefah Rasheed, Sarah Price, Michael Branson

SECRETARY RULES OF CONDUCT None

Motion by Commissioner Renk to elect Commissioner Sugrue as Chair Pro-Tem

Seconded by Commissioner Ahrens

Action: 4 Ayes, 0 Noes

SECRETARY MATTERS - none

COMMISSION BUSINESS

- Agenda Discussion none
- Director’s Report none
- Informational Reports none
- Committee Reports Comm. Ahrens provided a summary update of the June 28, 2023, Design Review Committee meeting.
- Commission Matters Comm. Renk inquired about the status regarding hybrid meetings
- 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.

#1	Location:	5928 Thornhill Drive; Saint John's Parish
	Assessor's Parcel Number:	048F739000303
	Proposal:	Extension of the planning entitlements for construction of a new access bridge over Temescal Creek, reconfiguration of the site circulation and parking, site improvements including tree removal, construction of a new sanctuary building, related site improvements, and reuse of the existing sanctuary as a community hall and fellowship space. NOTE: this is for an extension of the time to complete the building permits associated with the project. It does <u>not</u> include any new additions to or modifications of the original 2012 approval.
	Applicant:	St John's Episcopal Church; Jerry Moran, Project Liaison
	Phone Number:	510-910-2466
	Owner:	Saint John's Episcopal Church
	Case File Number:	ER08-0001; CMD06-546; TPM9327; CP06-151
	Planning Permits Required:	Major Conditional Use Permit for a project site over 1 acre, Regular Design Review, Tentative Parcel Map for lot Merger, Category IV Creek Protection Permit for construction within 20 feet of the top bank of an existing creek
	General Plan:	Hillside Residential
	Zoning:	RH-4
	Environmental Determination:	Final Environmental Impact Report certified on June 6, 2012 (Case File ER08-0001).
	Historic Status:	N/A
	City Council district:	CCD4
	Status:	Pending

Staff Recommendation:	Decision based on staff report
Finality of Decision:	Appealable to City Council
For further information:	Contact Case Planner Sarah Price (510)672-2110; SPrice@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 Sarah Price gave a verbal presentation of the project

Applicants: Dan Weatherell gave a verbal presentation of the project

Commissioners provided questions and comments regarding item.

Public Speaker(s): Nancy Havassy, George Moctfue, Alice Youmans, Tyler Pon, Jason Yu, Emily Pong
(ceded her time to Nancy Havassy)

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

1. Approve a one-year extension of the Project approval until March 11, 2024, subject to the previously approved Findings and Conditions of Approval, including the additional Condition of Approvals approved 1/6/2016.
2. Adopt the environmental determination that the approved extension is consistent with, and within the scope of, the Oakland City Planning Commission July 12, 2023, Case File Number: CMD06546 Page - 3 - previous EIR for the project pursuant to the requirements of the California Environmental Quality Act (“CEQA”) under Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

Seconded by Commissioner Ahrens

Action: 4 Ayes, 0 Noes

#2	Location:	5601 Oakport Street, Oakland, CA 94621
	Assessor’s Parcel Number(s):	41-3904-1-5, 41-3903-2-7 and 41-3903-2-8
	Proposal:	The applicant proposes to construct the following: 1) A new 160,000 square-foot, 85-foot high, 5-story office building to be used as the SupplyBank.org headquarters, 2) A new 123,000 square foot, 55-foot-high warehouse to be used as the SupplyBank.org materials storage and distribution, 3) A new 10,000 square foot, 34-foot-tall workshop to be used as a replacement for the existing EBMUD weld shop, 4) A new 26,000 square-foot, 28-foot-tall pipe and materials storage rack structure, 5) A new 12,000 square-foot storage bin used to store and source a variety of building materials, such as sorted sands and gravels. The project sites is 38.3-acres (1,668,348 SF) in area, and the applicant has requested these city approvals – i) Conditional Use Permit (CUP), ii) Design Review (DR), iii) Tree Removal Permit, iv) Creek Permit, v) Parcel Map Waiver, vi) Master Sign Permit, and vii) an Addendum to the CASP EIR for CEQA compliance purposes.
	Applicant:	Benito Delgado-Olson, K to College, dba SupplyBank.org.
	Owner:	East Bay Municipal Utility District (EBMUD).
	Case File Number:	PLN19070
	Planning Permits Required:	Conditional Use Permit (CUP), Design Review (DR), Master Sign Permit.
	General Plan:	Business Mix.
	Zoning:	Coliseum District 6 (D-CO-6).
	Environmental Determination:	The applicant has completed an Addendum to the CASP EIR in compliance with CEQA Guidelines Sections 15183 and 15164.
	Historic Status:	Not a designated historic property or resource.

City Council District:	7.
Action to be Taken:	Conditional Use Permit (CUP), Design Review (DR), Master Sign Permit, and CEQA compliance recommendation.
Finality of Decision:	City Council.
For Further Information:	Contact Case Planner Richard Walker at (424) 404-7504 or by email at rwalker@interwestgrp.com .

Case Planner Catherine Payne gave a verbal presentation of the project

Applicant Benito Delgado-Olson gave a verbal and visual presentation of the project

Commissioners provided questions and comments regarding item.

Public Speaker(s): Jason Gumataotao, Tim Sbranti, Dee Johnson, Andrew Lee, Ana Apodaca

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

1. Affirm staff’s environmental determination that, based on the information and analysis contained in the CEQA Checklist, the Project is consistent with the development density and land use characteristics established by existing zoning and General Plan policies for which an EIR was Oakland City Planning Commission {July 12, 2023} Case File Number {PLN19070} Page 18 certified (i.e., the 2015 Coliseum Area Specific Plan and its EIR);
2. Approve the Conditional Use Permit and Design Review for Case File PLN19070 subject to the attached findings and conditions; and
3. Recommend approval of a tree permit and creek permit for Case File PLN19070.

Seconded by Commissioner Renk

Action: 4 Ayes, 0 Noes

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: __June 21, 2023

Motion to approve: Commissioner Jennifer Renk

Seconded by: Commissioner Josie Ahrens

Action: 3 Ayes, 1 Abstained

- Correspondence none
- City Council Actions none

ADJOURNMENT

Chair Sugrue at 5:39 p.m.



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT MEETING: August 2, 2023