



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

September 13, 2023
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER **Chair Jonathan Fearn**

WELCOME BY THE CHAIR **Chair Jonathan Fearn**

ROLL CALL **Haneefah Rasheed, PSR, Sr.**

Commissioners Present: Vince Sugrue, Jennifer Renk, Natalie Sandoval, Jonathan Fearn

Commissioner(s) Absent: Sahar Shirazi, Josie Ahrens, Alex Randolph

Staff Present: Catherine Payne, Haneefah Rasheed, Betty Marvin, Peter Vollmann, Michael Branson

SECRETARY RULES OF CONDUCT none

SECRETARY MATTERS none

COMMISSION BUSINESS

- Agenda Discussion none
- Director’s Report none
- Informational Reports Mills Act contract recommendations
- 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 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	1919 Webster Street
	Assessor's Parcel Number:	008 063700808
	Proposal:	To demolish the existing commercial building and surface parking lot and construct a new 17 story office building with ground floor commercial that includes a total of approximately 406,000 square feet of new floor area.
	Applicant:	Matt Weber, Ellis Partners
	Phone Number:	(415) 391-9800
	Owner:	1919 Webster LLC
	Case File Number:	PLN22006
	Planning Permits Required:	Regular Design Review for new construction; Major Conditional Use Permit for Large-Scale Development in the CBD Zone; Minor Conditional Use Permits for a Master Sign Program and Ground Floor Activities within the CBD-P Zone that include Financial and Consultative (bank) and Personal Instruction and Improvement (gym); Minor Variances for tower lot coverage, off-street loading, and bicycle parking. Vesting Tentative Parcel Map (VTPM11233) for a merger of two lots into one.
	General Plan:	Central Business District
	Zoning:	CBD-P CBD-C CBD Height Area 7
	Environmental Determination:	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; 15183.3 – Qualified Infill; 15168 – Program EIR's. Each of the CEQA provisions provides a separate and independent basis for CEQA compliance.
	Historic Status:	OCHS Rating: F3
	City Council district:	3
	Status:	Decision on Application
	Staff Recommendation:	Approve the application with the attached conditions.
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact case planner Peterson Z. Vollmann at 510-238-6167 or by e-mail at pvollmann@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 Peter Vollmann gave a verbal presentation of the project.

Applicant: Matt Weber with Ellis Partners & Manan Shah with Gensler Architects gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speaker(s): Joseph Hornof, Eddie Alvarez, Barbara Leslie, Ryan Haffersley, Jason Guamataotao

Motion by Commissioner Vince Sugrue to approve project based upon staff recommendations.

1. Affirm staff's environmental determination and adopt the attached CEQA Findings.
2. Approve the Conditional Use Permits with the change to Condition of Approval #2: The Variances, Design Review, and Vesting Tentative Parcel Map subject to the attached findings and conditions.

Condition of Approval #2 was amended by the Planning Commission motion to approve the project as noted above. Changes are shown below in ~~strikethrough~~ and underline.

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless otherwise provided by the Government Code due to the vesting tentative map ~~a different termination date is prescribed~~, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued..

Seconded by Commissioner Natalie Sandoval

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.

COMMISSION BUSINESS

- Approval of Minutes **Date: August 2, 2023**

Motion to approve: Commissioner Vince Sugrue

Seconded by: Commissioner Natalie Sandoval

Action: 4 Ayes, 0 No

- Correspondence none
- City Council Actions none

ADJOURNMENT

Chair Fearn at 4:21 p.m.



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT MEETING: September 20, 2023