



Oakland City Planning Commission

Minutes

*Tom Limon, Chair
Clark Manus, Vice-Chair
Amanda Monchamp
Jonathan Fearn
Nischit Hegde
Leopold Ray-Lynch
Sahar Shirazi*

April 21, 2021
SPECIAL Meeting

BUSINESS MEETING

3:00 PM

Via: Tele-Conference

PURSUANT TO THE GOVERNOR’S EXECUTIVE ORDER 4-29-20, ALL MEMBERS OF THE PLANNING COMMISSION, CITY ATTORNEY AND PLANNING BUREAU PERSONNEL WILL JOIN THE MEETING VIA PHONE/VIDEO CONFERENCE AND NO TELECONFERENCE LOCATIONS ARE REQUIRED.

MEETING CALL TO ORDER

By Chair Limon

WELCOME BY THE CHAIR

Limon

ROLL CALL

Commissioners Present:

Nischit Hegde, Sahar Shirazi, Jonathan Fearn,
Leopold Ray-Lynch, Clark Manus, Tom Limon

Commissioners Excused:

Amanda Monchamp

SECRETARY RULES OF CONDUCT

Catherine Payne, PC Secretary

COMMISSION BUSINESS

- Agenda Discussion None
- Director’s Report None
- Informational Reports Citywide – Strategic Planning Projects and Milestones
Laura Kaminski, Strategic Planning Manager gave a PDF presentation of current and upcoming Planning projects.
- Committee Reports Commissioner Manus gave a report on DRC March 25, 2021
Commissioner Shirazi gave a report on ZUC April 15, 2021



- 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: 1. Naomi Schiff

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.

If you wish to be notified on the decision of an agenda item, please contact the case planner for the specific agenda item.

1.	Location: Howard Terminal 1 Market Street (APN’s: 018-0405-001-00; -002-00; & -004-00; -003-01; & -003-02 and 018-0410-001-04; -001-05; -003-00; -004-00; -005-00; -006-01; -006-02; -007-00 & -008-00)
	Proposal: Public Hearing on the Draft Environmental Impact Report to obtain comments on the environmental analysis for The Oakland Waterfront Ballpark District Project, which would construct: a new open-air



	<p>waterfront multi-purpose Major League Baseball (MLB) ballpark with a capacity of up to 35,000-persons; mixed use development including up to 3,000 residential units, up to 1.5 million square feet of office, and up to approximately 270,000 square feet of retail uses; an approximately 50,000 square-foot indoor performance center with capacity of up to 3,500 individuals; an approximately 280,000 square-foot, 400-room hotel; and a network of approximately 18.3 acres of privately-owned, publicly-accessible open spaces.</p> <p>The proposed Project may also include one or more variants, which include:</p> <ul style="list-style-type: none"> • <u>Peaker Plant Variant</u>: Implementation of the planned conversion of the existing Oakland Power Plant (referred to as the “Peaker Power Plant” in the Draft EIR) in the historic PG&E Station C facility from using jet fuel to battery storage, modifications to the wings of the building, and removal of the fuel tank and replacement with a new mixed-use building; • <u>Aerial Gondola Variant</u>: Construction of a new aerial gondola above and along Washington Street, extending from a station located at 10th and Washington Streets in downtown Oakland to a station located at Water and Washington Streets in Jack London Square.
Applicant:	Oakland Athletics Investment Group, LLC
Phone Number:	(510) 746-4406
Owner:	Oakland Housing Investors LP
Case File Number:	ER18-016
General Plan:	General Industry & EPP – Retail Dining & Entertainment - 1
Zoning:	IG & M-40
Environmental Determination:	Draft Environmental Impact Report was published for a 45-day review period from February 26, 2021 to April 12, 2021, and extended to a 60-day review period to April 27, 2021.
Historic Status:	Designated Historic Property (DHP), survey rating A1+, PG&E Station C - Area of Primary Importance (API)
City Council district	3
Staff Recommendation	Receive public and Planning Commission comments on the Draft Environmental Impact Report
Finality of Decision:	No action to be taken by the Planning Commission other than to provide comments on the DEIR
For further information:	Contact Case Planner Pete Vollmann at (510)238-6167 or by email at pvollmann@oaklandca.gov

Planner: Pete Vollmann gave a verbal and PDF Presentation for the project

PUBLIC SPEAKERS:

1. Eric Selya
2. Gary Knecht
3. Anne Janks
4. Ruby Acevedo
5. Scheryl Walton
6. Saabir Lockett
7. Jack Fleck
8. Sonya Karahel
9. Heather Lewis
10. Austin Caam
11. Scott Taylor
12. Jon Gifford
13. Emily Wheeler
14. Jackson Moore
15. Dolores Tejada
16. Allene Warren
17. Susan Ransom
18. Adrian Guerro
19. Weston LaBar
20. Daniel Levy
21. Stewart Flashman
22. Joseph Grib



- 23. JB Davis 24. Tasian Kwamilele 25. Willie Stevens 26. Evelyn Lee 27. Saied Karamooz
- 28. Rita Look 29. Chris Wilson 30. Margie Lewis 31. Derrick Muhammad 32. Alex Cherin
- 33. Vincint Traverso 34. Dylin Redling 35. David McCoard 36. Janani Ramachandran 37. Naomi Schiff
- 38. Liana Molina 39. David White 40. Peter Zawislanski 41. Mrs. Ferrall 42. Jassmin Plyalan
- 43. Mike Jacob 44. Aaron Clay 45. Scott Taylor 46. Cheuk-Ningli 47. Gary Rabenstein
- 48. Bill Dow 49. Carla Coilins 50. Teff Reed 51. Damian Scott 52. A. Luna Bocanegra
- 53. Christopher Dobbins 54. Lee Sandahl 55. Brandon McDonald 56. Melvin Mackay 57. Bill Dow
- 58. Iris Corina 59. Angie Tam 60. Mary Harper 61. Jim Zelinski 62. Cecila Cunningham

Public Hearing closed with respect to receipt of oral comments; written comments will be accepted until April 27, 2021.

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

March 3, 2021 – Continued from April 7, 2021 PC
 Motion to Approve: Manus
 Seconded: Fearn
 Motion: 6 Ayes, 0 Noes

March 17, 2021
 Motion to Approve: Manus
 Seconded by: Fearn
 Motion: 5 Ayes, 0 Noes

- Correspondence



- City Council Actions

ADJOURNMENT By 7:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

CATHERINE PAYNE
Acting Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING:

May 5, 2021