



Oakland City Planning Commission

MINUTES

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

April 7, 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

Commissioner Limon

WELCOME BY THE CHAIR

Commissioner Limon

ROLL CALL

Commissioner's Present:

Amanda Monchamp, Sahar Shirazi, Jonathan Fearn,
Clark Manus, Tom Limon

Commissioners Excused:

Nischit Hegde, Leopold Ray-Lynch

SECRETARY RULES OF CONDUCT

Catherine Payne

COMMISSION BUSINESS

- Agenda Discussion Secretary Payne spoke to providing a Local Toll free (510) call in number And that PC is following City Council protocol on this matter. Additionally, Comments can be emailed to the Planning Department and to the assigned Planner. Also, the meetings can be reviewed using the link provided after The meeting is over.

Due to an increase in Public interest the City has updated and circulated An updated notice of availability for the Howard Terminal DEIR which Extends the review and comment period. The new planning commission Hearing date for this item is April 21, 2021.

Staff would like to request a continuance for Item #1-2420 Chestnut Street



Minutes for March 3, 2021 will be continued to April 21, 2021 PC Due to error.

Clark addressed comment made by the public questioning if attendees Can have a view of who is in attendance to the hearings. Secretary Payne, advised that we will follow up to see if it is possible.

- Director’s Report None
- Informational Reports None
- Committee Reports DRC 3/24/21 – Manus reported out on details of Item #1 -415 20th Street and Item #2 CCA project will come back to DRC to address a greater density Design guideline.

ZUC 3/10/21 – Monchamp reported out about the advertising of signage Subject that came before City council and how it can be applied to the planning Commission code. Voted that the amendment will com back to the full Planning Commission before a decision is made.
- 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. Isacc Cost-Reed
2. David Peters

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.	Location:	2420-2432 Chestnut Street & 2423 Linden Street; APNs: 005- 0435-017-00, 005- 0435-018-01, & 005- 0435-005-00
	Proposal:	Proposal to demolish two light industrial buildings and an unoccupied two-story residential building and construct 12, three-story residential units and a detached community room. The project also includes the merger of three lots into one lot.
	Applicant:	Lisa Vilhuer / Riaz Capital
	Phone Number:	(682) 257-3324
	Owner:	Riaz Capital
	Case File Number:	PLN19-279
	Planning Permits Required:	Major Conditional Use Permit for three or more units in the RM-2 Zone; Minor Conditional Use Permits for a Multifamily Dwelling Facility and a Community Assembly Activity in the RM-2 Zone; Regular Design Review for new construction; and a Parcel Map Waiver to merge three lots into one lot.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 and RM-4 Mixed Housing Type Residential Zones
	Environmental Determination:	State CEQA Guidelines Section 15183.3 Streamlining for Infill Projects and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning; A CEQA Checklist was prepared for the project and can be found at the following website: https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-2020
	Historic Status:	2420 Chestnut is a Potentially Designated Historic Property (PDHP) with a Oakland Cultural Heritage Survey (OCHS): rating of Dc3. The property at 2432 Chestnut is not a PHDP but has a OCHS rating of *3. 2423 Linden Street is vacant.
	City Council District	3
	Status:	Pending
	Staff Recommendation:	Approval subject to the attached Conditions of Approval
	Finality of Decision:	Appealable to City Council within 10 calendar days
	For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandca.gov

Staff Member: Heather Klein gave a verbal request to continue item due missing appendixes. Continuance Request is for a date uncertain to address all the issues. A special meeting may be called for this item.

Public Speakers: 1. Seth Long 2. Naomi Schiff. 3. Michael Bradley

Motion made by: Manus to Continue Item #1 to a date uncertain.

Seconded by: Fearn

Action: 5 Ayes, 0 Noes

2.	Location:	2353 E 12th Street; APN 019010200300
	Proposal:	To establish an Alcoholic Beverage Sales Commercial Activity requiring a Type 21 license in conjunction with a Custom Manufacturing Commercial Activity (commercial kitchen) The operation is proposing a closing time of 2 am.
	Applicant:	Dan Kramer / Dan Kramer Law Group
	Phone Number:	(415) 795-2327
	Owner:	2353 E 12 th St. Oak LLC
	Case File Number:	PLN20135



Planning Permits Required	Major Conditional Use Permit with additional findings including Public Convenience or Necessity for an Alcoholic Beverage Sales Commercial Activity
General Plan	Business Mix
Zoning	Commercial Industrial Mix - 2 Industrial Zone (CIX-2)
Environmental Determination	Exempt per CEQA Sections 15301: Existing Facilities and Section 15183.3: Projects consistent with Community Plan, General Plan or Zoning
Historic Status:	Not a historic property; Oakland Cultural Heritage Survey Rating: D3
City Council District:	5
Status:	Pending
Actions to be Taken:	Receive public comments and Planning Commission comments. Planning Commission action based on staff report.
Staff Recommendation:	Approval subject to the attached Conditions
Finality of Decision:	Appealable to the City Council within 10 days.
For Further Information:	Contact project planner Michele Morris at (510) 238-2235 mmorris2@oaklandca.gov

Motion Made by: Fearn to approve items

Seconded by: Manus

Action: 5 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.

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

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 to PC April 21, 2021

January 22, 2020

Motion to approve by: Fearn to approve

Seconded by: Limon

4 Ayes, 0 Noes

- Correspondence None
- City Council Actions None

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

**Dara O’Byrne, Planner IV for
CATHERINE PAYNE**
Acting Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING: April 21, 2021