



Oakland City Planning Commission

MINUTES

Tom Limon, Chair
 Clark Manus, Vice-Chair
 Amanda Monchamp
 Jonathan Fearn
 Sahar Shirazi
 Leopold Ray-Lynch
 Vince Sugrue

August 4, 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

Limon

WELCOME BY THE CHAIR

Limon

ROLL CALL

Commissioners Present:

Jonathan Fearn, Sahar Shirazi, Amanda Monchamp,
 Leopold Ray-Lynch, Vince Sugrue, Clark Manus, Tom Limon

SECRETARY RULES OF CONDUCT

Catherine Payne

COMMISSION BUSINESS

- Agenda Discussion None
- Director’s Report None
- Informational Reports None
- Committee Reports None
- Commission Matters

Planning Commission Elections

Motion: Commissioner Fearn motioned to elect Manus as PC Chair

Seconded by: Sugrue

Action: 6 Ayes, 1 abstain

Motion: Commissioner Manus motioned to elect Fearn as PC Vice-Chair

Seconded by: Limon



Action: 6 Ayes, 1 abstain

- 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.

Open Forum Speakers:

1. Deborah Chin
2. Mike Hutchinson
3. Assata Olugbala
4. Myrna Walton
5. Ben Tapscott
6. Gene Hazard
7. Carol Delton
8. Rimi Kean
9. Jim Mordecai
10. Hakeem Bey

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.

None

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:	1045 Derby Avenue and 0 29th Avenue
	Assessor’s Parcel Number:	025 069300702 and 025 069300800
	Proposal:	The proposal would result in land use approval for a public charter school serving grades 9-12 with 400 students and approximately 33 staff. The project would occur



	in two phases. Phase I would include a) the conversion of the former Caltrans and additional Education For Change- built buildings to a school use; b) removal of accessory structures to provide a driving aisle and 78 parking spaces, fencing and sliding gates and landscaping; c) repaving 0 29 th Avenue; and d) merger of four lots. Phase II would a) demolish one existing building and remove 14 parking spaces, b) construct a 17,500 sq. ft., one-story (31’6” tall) multi-purpose building and add eight parking spaces for a final total of 72 parking spaces.
Applicant:	Education for Change; Hae-Sin Thomas
Phone Number:	(510) 568-7936
Owner:	Education for Change
Case File Number:	PLN20165; PLN20165-PUDF01; PLN20165-PUDF02; PLN20165-ER01
Planning Permits Required:	Planned Unit Development Permit; Preliminary Development Plan for Phases 1 & 2; Final Development Plan for Phases 1 & 2; Major Conditional Use Permit for a Community Education Civic Activity in the M-30 Zone; and a Parcel Map Waiver to merge four lots.
General Plan:	Regional Commercial
Zoning:	M-30 General Industrial Zone
Environmental Determination:	A detailed CEQA Analysis was prepared for this project which concluded that the project qualifies for streamlined environmental review under State CEQA Guidelines Section 15183: Projects consistent with a Community Plan, General Plan or Zoning, and that no further environmental review is required; The CEQA Analysis and Checklist prepared for the project can be found at the following website: https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-2020
Historic Status:	Not a historic property; OCHS Rating X
City Council district:	5
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 Gregory Qwan at (510) 238-2958 or gqwan@oaklandca.gov

Staff Planner: Gregory Qwan gave a verbal introduction of the project.

Applicant: Hae-Sin Thomas gave a PDF presentation and introduced her team including the Ace Attles partnership.

Public Speakers:

1. Gene Hazard
2. Sia Mozaffari
3. Maria Santana
4. Carol Delton
5. Assata Olugbala
6. Mike Hutchinson.
7. John Bossel.
8. Kimi Kean
9. Jumoke Hinton
10. Ashley Manzanares
11. Jim Mordecai
12. Hakeem Bey
13. Ben Tapscott

Motion by Manus to : 1. Affirm staff’s environmental determination. 2. Approve the Planned Unit Development Permit, Preliminary Development Plan, Final Development Plans for both Phases and Major Conditional Use Permit, subject to the attached Findings and Conditions

Seconded by: Shirazi



Action: 5 Ayes, 1 No, 1 Absent

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/overturms 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 **July 7, 2021- Minutes**
Motion to approve by: Manus
Seconded by: Fearn
Action: 5 Ayes, 2 Absent, 0 Noes

- July 21, 2021-Minutes**
Motion to approve by: Manus
Seconded by: Sugrue
Action: 6 Ayes, 1 Absent, 0 Noes

- Correspondence None
- City Council Actions None
- Commission Updates

Catherine Payne announced that new commissioner Jennifer Renk has been sworn in as a new commissioner and will be in attendance at the September 1, 2021 Planning Commission meeting. Amanda Monchamp will end her term as commissioner effective after August 4, 2021 PC meeting. Commissioners gave departing comments to Monchamp and thanks for her dedicated service as Planning Commissioner.



ADJOURNMENT At 6:27 P.M.

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:

September 1, 2021