



Oakland City Planning Commission

MINUTES

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

December 2, 2020
 SPECIAL Meeting

BUSINESS MEETING

3:00 PM

Via: Tele-Conference

MEETING CALL TO ORDER

By Commissioner Limon

WELCOME BY THE CHAIR

By Commissioner Limon

ROLL CALL

Commissioners Present:

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

Staff Present: Catherine Payne, Desmona Armstrong,
 Brian Mulry, Brittany Lenoir, Angela Robinson Pinon

SECRETARY RULES OF CONDUCT

By Catherine Payne

COMMISSION BUSINESS

- Agenda Discussion None
- Director's Report None
- Informational Reports Oakland Vegetation Management Plan (Sch 2019110002)
- Committee Reports None

• Commission Matters

Limon requested overview of workflow in respect to the Permit Center.

Secretary Payne's response:

1. Increase in ADU applications with 2-week processing time
2. Decline in PC Cases ie cases that are heard by the commission
 On larger projects
3. Upcoming Department Improvements; Zoom appointments



Will be implemented before the end of the year.

- 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:

Regarding OVMP:

- Susan Piper, Oakland Firesafe Council
- Jerry Kent, Claremont Canyon Conservancy
- Norman La Force, Sierra Club
- Elizabeth Stage, North Hills Community Association

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:	9500 Stearns Avenue (APN: 043A475500117)
	Proposal:	The construction of a 36,000 square-foot, multi-story building consisting of a 1,300-seat gymnasium, training rooms, music rooms, drama/rehearsal space, and multipurpose rooms. The proposal includes a determination of the required number of parking spaces per Section 17.116.040 of the Planning Code.
	Applicant:	Bishop O' Dowd High School, Kim Walsh
	Phone Number:	(510) 553-8626
	Owner:	The Roman Catholic Welfare Corporation of Oakland
	Case File Number:	PLN20004
	Planning Permits Required:	Regular Design Review for new construction, Major Conditional Use Permit for expanding a Community Education Civic Activity in the RD-1 Zone involving more than 25,000 square feet of floor area, Minor Conditional Use Permit for height of a civic building in the RD-1 Zone (where up to 75 feet is permitted and 51 feet is proposed), Minor Variance for lot coverage (where 15% is permitted and 19% is proposed), Minor Variance for maximum sign area in a residential zone, Minor Variance to exceed the maximum 600-foot distance for required off-street parking on a separate lot. The project also requires a Tree Removal Permit (T200001) and a Category 3 Creek Protection Permit (CP20133).
	General Plan:	Institutional
	Zoning:	Detached Unit Residential (RD) – 1 Zone
	Environmental Determination:	Project exempt from CEQA under the following sections of the State California Environmental Quality Act (CEQA) Guidelines: 15314 – Minor Additions to Schools 15332 - Infill Development CEQA also does not apply to the project under the following section of the State CEQA Guidelines: 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Non-historic property
	City Council district	7
	Status:	Pending
	Staff Recommendation:	Approval subject to Conditions
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact Case Planner Brittany Lenoir at (510) 238-4977 or blenoir@oaklandca.gov

Staff Member: Brittany Lenoir gave a presentation

Applicant: Kim Walsh gave a presentation

Public Speakers: 1. Barbara Leslie 2. Ray Leon 3. Keri Hurtado 4. Andrea Hurtado 5. Andrea Luna
6. Becca Perata 7. Clara Evans

Motion to approve by Commissioner Manus to:

1. Affirm staff’s environmental determination
2. Approve the Regular Design Review, Conditional Use permits, and Variances subject to the attached findings And Conditions.



- 3. Affirm staff’s determination of number of required parking spaces for the Center.
- 4. Friendly amendment to consult with a member of the DRC regarding design issues

Seconded by: Commissioner Hegde

Action: 5 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 November 4, 2020
Approval of the minutes moved to December 16, 2020 due To lack of a quorum
- Correspondence None
- City Council Actions None

ADJOURNMENT at 4:55PM

CATHERINE PAYNE
Acting Development Planning Manager
Planning and Building Department



NEXT SPECIAL MEETING: December 16, 2020