



Oakland City Planning Commission

MINUTES

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

July 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

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

Status Report for 2021 Mills Act Contract Recommendations
 Betty Marvin gave a PDF Presentation of the current contract recommendations for 2011

- 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.

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:	Brooklyn Basin (including 845 Embarcadero, 1-9th Ave)
	Assessor’s Parcel Number:	018-0430-001-14, 018-0460-004-06, 08, and 11, and 018-0465-002-06, 12, 15, 27, 29, and 30
	Proposal:	Public Hearing on the Draft Supplemental Environmental Impact Report to obtain comments on the environmental analysis for the Brooklyn Basin Marina Expansion Project, which would modify the previously approved 64.2-acre project analyzed under the 2009 Oak-to-Ninth Avenue EIR (2009 EIR). The Project Modifications include an increase of 600 residential units (for a Project site total of up to 3,700 units), an update to the parking ratios, and an expansion of the approved marina infrastructure and operation including increasing the number of slips by 158, and marina improvements to accommodate a water taxi/shuttle service.
	Applicant:	Zarsion-OHP 1, LLC, Eric Harrison



Phone Number:	(510) 251-9280
Owner:	Zarsion-OHP 1, LLC
Case File Number:	PUD06010-R02-ER01
Planning Permits Required:	CEQA review for General Plan Amendment, Zoning Code Amendment, Revision to the Preliminary Development Plan for the PUD, Development Agreement Amendment, Conditional Use Permit
General Plan:	Planned Waterfront Development
Zoning:	Planned Waterfront Zoning District (PWD-4)/D-OTN-4/ OS/RSP
Environmental Determination:	Draft Supplemental Environmental Impact Report was published for a 45-day review period from June 11, 2021 to July 26, 2021.
Historic Status:	9 th Avenue Terminal Building OCHS Rating “A”
City Council district:	2 – Nikki Fortunato Bas
Status:	Under Review
Staff Recommendation:	Receive public and Planning Commission comments on the Draft Supplemental Environmental Impact Report
Finality of Decision:	No action to be taken by the Planning Commission other than to receive and provide comments on the DSEIR
For further information:	Contact case planner Catherine Payne at (510) 915-0577 or by e-mail at cpayne@oaklandca.gov

Staff Planner: Catherine Payne, gave a verbal description of the project and DSEIR

Applicant: Eric Harrisson and Mike Ghielmetti gave a PDF Presentation of the Project

Public Speakers:

1. Patty St. Patrick.
2. Markita Vanjay
3. Daniel Franco
4. Emilina Dissette
5. Ben Burk
6. Max Matheson
7. Naomi Schiff.
8. John C. Rogers
9. Nathan Bennett.
10. Katherine Bell
11. Christian Dixon Phillips
12. Stewart Port

Motion made by: Manus to extend the comment period from 45 to 60 days.

Seconded by: Shirazi

Action: 6 Ayes, 1 No

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

June 16, 2021

Motion to Approve: Manus

Seconded by: Sugrue

Action: 7 Ayes, 0 Noes

September 2, 2020

Motion to Approve: Manus

Seconded by: Monchamp

Action: 6 Ayes, 1 Absent,

- Correspondence None
- City Council Actions None

ADJOURNMENT at 6:10 P.M. unless a later time is agreed upon by a majority of Commissioners present.

CATHERINE PAYNE
Acting Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING: August 4, 2021