



Oakland City Planning Commission

MINUTES

Clark Manus, Chair
 Jonathan Fearn, Vice-Chair
 Sahar Shirazi
 Tom Limon
 Vince Sugrue
 Jennifer Renk
 Ron Jones

June 1, 2022
 SPECIAL Meeting

BUSINESS MEETING

3:00 PM

Via: Tele-Conference

PURSUANT TO THE CALIFORNIA GOVERNMENT CODE, SECTION 54953(e), ALL MEMBERS OF THE PLANNING COMMISSION, BOARD MEMBERS/COMMISSIONERS, CITY ATTORNEY, AS WELL AS CITY STAFF, WILL PARTICIPATE VIA PHONE/VIDEO CONFERENCE AND NO TELECONFERENCE LOCATIONS ARE REQUIRED.

MEETING CALL TO ORDER

Chair Manus

WELCOME BY THE CHAIR

Chair Manus

ROLL CALL

Commissioners Present:

Ron Jones, Sahar Shirazi, Vince Sugrue, Jennifer Renk, Tom Limon, Jonathan Fearn, Clark Manus

Commissioner(s) Absent: none

Staff Present: Catherine Payne, Deb French, Stephanie Skelton, Michael Branson, Rebecca Lind, Jordan Flanders, Director William Gilchrist, Shola Olatoye, Diana Perez-Domencich, Lakshmi Rajagopalan, Audrey Lieberworth, Laura Kaminski,

SECRETARY RULES OF CONDUCT Catherine Payne

SECRETARY MATTERS -

Secretary Payne provided an update to Chair Manus's question at the 5/18 meeting regarding the order of cases and entitlement cases brought to the Planning Commission. Staff is working on a response looking at the data on the entitlement pipeline and strategy.

COMMISSION BUSINESS

- Agenda Discussion none
- Director's Report none
- Informational Reports none
- Committee Reports Vice-Chair Fearn provided and update on the May 25, 2022 DRC Meeting.
- Commission Matters none
- City Attorney's Report Deputy City Attorney Michael Branson noted: 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: • Tuan N. • Carl Chan • Maciel Jacques • Jabari J. Herbert • Everardo Rodrigues
• Danny Gonzalez • 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.

#1	Location:	Citywide
	Assessor's Parcel Number:	N/A
	Proposal:	Renew The Adoption of a Resolution Determining that Conducting In-Person Meetings of the Planning Commission And Its Committees Would Present Imminent Risks to Attendees' Health, And Electing to Continue Conducting Meetings Using Teleconferencing In Accordance With City Planning Commission Resolution, dated October 6, 2021, to Allow Continuation of Planning Commission Meetings.
	Applicant:	Catherine Payne, Secretary to the Planning Commission
	Phone Number:	(510) 915-0577
	Owner:	NA
	Case File Number:	NA
	Planning Permits Required:	Renew the adoption of Resolution Pursuant to AB-361
	General Plan:	NA
	Zoning:	NA
	Environmental Determination:	Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense Exemption).
	Historic Status:	NA
	City Council District:	NA
	Status:	NA
	Staff Recommendation:	Receive public testimony and consider renewing the adoption of Resolution.
	Finality of Decision:	Decision Final.
	For further information:	Contact case planner Catherine Payne at (510) 915-0577 or by e-mail at cpayne@oaklandca.gov

Case Planner Catherine Payne gave a description of the Consent Calendar Proposal

Public Speakers – none

Motion to approve by: Vice-Chair Fearn

Seconded by: Commissioner Sugrue

Action: 7 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.

#2	Location:	440, 450,460 24th St-465 25th St. and 2354 Valley St.
	Assessor’s Parcel Number(s):	008-0674-033-1, 008-0674-006,008-0674-007, 008-0739-008
	Proposal:	Public Hearing on the Draft Environmental Impact Report to receive public and Planning Commission comments on an office and retail proposal on two non-contiguous sites. Site 1: The Project would demolish one existing building addition and portions of existing building frontages of the two buildings fronting 24 th Street and the buildings fronting 25 th Street all of which are within the 25 th Street Garage District Area of Primary Importance (API). The Project would construct a mixed-use building with 86,100 square feet of office and 11,980 square feet of ground floor retail and provide an interior midblock retail paseo connecting 24 th and 25 th Streets. The Project would concentrate the allowable floor area ratio (FAR) on the portion of the site now used as a vacant parking lot which is outside the boundary of the API, seeking a variance to increase height on that portion of the building. Site 2: The Project would develop 580 square feet of proposed artist and craft stalls, located mostly in refurbished shipping containers on the lot at 2354 Valley Street.
	Applicant:	Signature Development Group
	Contact Person/Phone Number:	Jamie Choy 510-251-9269
	Case File Number:	PLN19096, PLN19096-ER01
	General Plan:	Site 1 Community Commercial, Site 2 Central Business District (CBD) Broadway Valdez District Specific Plan (BVDSP)
	Zoning:	Site 1:CC-3. Site 2: D-BV-4
	Environmental Determination:	The Draft Environmental Impact Report (DEIR) was published for a 45-day review period from April 25, 2022 to June 9, 2022
	Historic Status:	Site 1: Garage District API, PDHP OCHS rating Cb1+, C1+ Site 2: 2356-98 Valley St. ASI PDHP OCHS rating D2+
	City Council District:	3
	Staff Recommendation:	Receive public and Planning Commission comments on the DEIR.
	Action to be Taken:	No action to be taken by the Planning Commission on the DEIR other than to provide comments.
	For Further Information:	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandca.gov .

Commissioners Renk & Jones recused themselves from this item and were placed “on hold” in the Zoom Webinar

Case Planner **Rebecca Lind** gave a verbal presentation of the project

Applicant: Jamie Choy gave a verbal and visual presentation of the project

Commissioners provided questions and comments regarding item.

Public Speakers: • Daniel Levy • Naomi Schiff • Mary Harper

#3	Location:	Citywide
	Assessor’s Parcel Number(s):	N/A
	Proposal:	Present an informational report to the Planning Commission describing the progress the City made in 2021 to implement policies adopted in the City’s 2015-2023 Housing Element and on meeting the City’s share of the Regional Housing Needs Allocation (RHNA).
	Applicant:	City of Oakland, Bureau of Planning
	Contact Person/ Phone Number:	N/A
	Owner:	N/A
	Case File Number:	N/A
	Planning Permits Required:	None. Informational report only.
	General Plan:	All General Plan Designations.
	Zoning:	All zoning districts
	Environmental Determination:	Exempt pursuant State CEQA Guidelines Section 15306 (information collection). A CEQA Addendum was prepared for the <i>2015-2023 Oakland Housing Element</i> , based on the certified Environmental Impact Report for the <i>2007-2014 Housing Element</i>
	Historic Status:	N/A
	City Council District:	All Council Districts
	Finality of Decision:	Request for Planning Commission and public comment; forward to City Council.
	For Further Information:	Contact Case Planner Diana Perez-Domencich at (510) 238-3550 or by email at DPerez-Domencich@oaklandca.gov

Director of Planning & Building, William Gilchrist & Director of Housing & Community Development, Shola Olatoye gave a verbal presentation of the project

Planner Diana Perez-Domencich gave a visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speakers: • Lupe Schoenberger • Jeff Levin • Daniel Gregg • Michael Gabriel • Tuan N. • Lucky Thomas

CONTINUED FROM MAY 18, 2022 - PLANNING COMMISSION MEETING

#4	Location:	Citywide
	Proposal:	<p>The City of Oakland is updating its General Plan through the 2045 General Plan Update (GPU), a visionary blueprint for the city’s future over the next 20 years.</p> <p>The City is undertaking the General Plan Update process in two phases. The purpose of this report is to provide an overall update on the status of the process, including presenting critical background data and an update on community outreach, both of which play a key role in informing the GPU process. The background conditions and community outreach presented here will be utilized for both phases of the GPU but will also be updated as the City moves into phase two.</p>

	<p>Phase I includes the update of the Housing and Safety Elements of the General Plan; creation of the City’s first Environmental Justice Element; associated amendments to other Elements of the General Plan, along with Zoning Code and map updates; Racial Equity Impact Analysis, and an Industrial Land Use Study. Phase I is anticipated to be completed by early 2023.</p> <p>Phase II includes the update of the Land Use and Transportation Element (LUTE); Open Space, Conservation, and Recreation Element (OSCAR); Noise Element; and the development of a new Infrastructure and Facilities Element. Phase II work also includes zoning updates and CEQA review. The Phase I process will help inform the components of Phase II. Phase II is anticipated to be completed by mid-2025.</p> <p>This informational report provides a summary of: (1) the key findings from the Map Atlas and Equity Baseline; (2) the Environmental Justice Communities Screening Analysis process to identify potential EJ Communities; and (3) the community engagement and outreach around equity, housing, environmental justice, and safety.</p>
Applicant:	City of Oakland
Case File Numbers:	GP21002; GP21002-ER01
General Plan:	Citywide
Zoning:	Citywide
Environmental Determination:	An Environmental Impact Report will be prepared as part of the General Plan Update.
City Council District:	All districts
Staff Recommendation:	Receive Public Comments and Provide Feedback to Staff On 1) The Vision, Guiding Principles, And Equity Framework to Provide a Baseline to General Plan Policy Development; and 2) The Draft Housing Element.
Finality of Decision	N/A
For Further Information:	Contact Project Manager Lakshmi Rajagopalan at 510-238-6751 or lrajagopalan@oaklandca.gov Project Email Address: generalplan@oaklandca.gov Project Website: https://www.oaklandca.gov/topics/general-plan-update

Planner Lakshmi Rajagopalan gave a verbal presentation of the project
Commissioners provided questions and comments regarding item.

Public Speakers: • Jeff Levin • Daniel Gonzalez

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.

- none

COMMISSION BUSINESS

- Approval of Minutes

Date: May 18, 2022

Motion to approve: Commissioner Sugrue

Seconded by: Commissioner Renk

Action: 7 Ayes, 0 Noes,

- Correspondence none
- City Council Actions none

Commissioner Sugrue requested an update from Staff on the Billboard Ordinance.

Secretary Payne noted that she has reached out to the Strategic Planning Manager to review next steps and timing and that she will report back to the Commission.

ADJOURNMENT

Chair Manus at 6:27 pm



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING: June 15, 2022