



Oakland City Planning Commission

MINUTES

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

June 16, 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

By Chair Limon

WELCOME BY THE CHAIR

By Chair Limon

ROLL CALL

Commissioners Present:

Jonathan Fearn, Sahar Shirazi, Amanda Monchamp, Vince Sugrue
Leopold Ray-Lynch, 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

Chair Limon gave his appreciation to Dara O’Byrne for her dedication to the City of Oakland as she has resigned from her position. He welcomed Pete Vollmann to DRC as new Secretary.
Vince Sugrue was introduced as a joining planning commissioner



- 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. Angela Gennino.
2. Josh Wand.
3. Daniel Burns.
4. Jon Murray.
5. Matthew Kaminski

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:	2308 Wake Avenue
	Assessor’s Parcel Number:	018050800700
	Proposal:	Construct a 170,765 square-foot 53’-6” foot tall recycling facility on a vacant parcel at the former Oakland Army Base. The building will serve as the new California Waste Solutions Recycling (CWS) facility.
	Applicant:	RPR Architects (on behalf of the project sponsor, CWS)
	Phone Number:	510-272-0654
	Owner:	City of Oakland



Case File Number:	PLN 19-158
Planning Permits Required:	Design Review and Major Conditional Use Permit for development over 100,000 square feet
General Plan:	Business Mix
Zoning:	Gateway Industrial District (D-GI)
Environmental Determination:	A CEQA analysis was prepared for this project, which concluded that the proposed project satisfies the following CEQA Guideline provision: 15164 – Addendum (to the 2002 Oakland Army Base Redevelopment Plan EIR (2002 EIR) as amended by the 2012 Addendum). The CWS Addendum No. 2 may be reviewed at the Bureau of Planning offices at 250 Frank Ogawa Plaza, 2 nd Floor. The 2002 EIR/2012 Addendum may be reviewed at the Bureau of Planning Office or on-line at: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/oak036432.pdf and http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak035061.pdf
Historic Status:	A portion of the site is in the OARB Historic District; no historic buildings remain.
City Council District:	District 3 – Carol Fife
Status:	Approved by the Design Review Committee on March 4, 2020
Staff Recommendation	Recommend to the City Council on the Design Review and Conditional Use Permit, subject to the attached findings and conditions.
Finality of Decision:	Final Decision by City Council
For further information:	Contact Case Planner Corey Alvin at 510-238-6316 or by email at calvin@oaklandca.gov

Case Planner: Corey Alvin gave a verbal introduction of the project

Applicant: Adam Carr gave a visual presentation of the project

Public Speakers:

- 1. Mimi Rohr 2. Daniel Burns 3. John Sander 4. Rebecca Overacre 5. Will Walker 6. Marcus Johnson
- 7. ~~John Sander~~ 8. Catherine Winfield

Motion by Fearn to:

- 1. Recommend to the City Council adoption of Addendum No. 2 to the 2002 EIR/2012 Addendum and;
- 2. Recommend to the City Council that it approve Design Review and the Major conditional Use Permit, subject to the attached findings and conditions.

Seconded by: Ray-Lynch

Action: 6 Ayes, 0 Noes

2. Location:	Citywide
Assessor’s Parcel Number:	Citywide
Proposal:	The City is proposing to amend The Oakland Planning Code to Update Chapter 17.107, Density Bonus and Incentive Procedure to comply with changes to newly



	adopted state law AB 2345, which became effective on January 1, 2021, and other changes to State Density Bonus Law since the ordinance was adopted by City Council in April 2014.
Applicant:	City of Oakland
Case File Number:	ZA21011
Planning Permits Required:	Oakland Planning Code Amendments
General Plan:	Citywide
Zoning:	Citywide
Environmental Determination:	The proposed density bonus amendments to the Planning Code rely on the previous set of applicable CEQA documents including the certified Environmental Impact Report for the 2007-2014 Housing Element (2010) and the CEQA Addendum prepared for the 2015-2023 Oakland Housing Element (2014). This proposal is also categorically exempt from CEQA pursuant to Sections 15061(b)(3) (general rule, no significant effect on the environment) and 15183 (projects consistent with General Plan and Zoning) of the CEQA Guidelines.
Historic Status	N/A
City Council District:	All districts
Status:	Citywide Planning Code amendments include updates to the existing Density Bonus Chapter which would bring the Code up to date with current state law requirements.
Staff Recommendations:	Planning Commission will receive public comment, discuss, and make recommendation to City Council.
Finality of Decision:	Recommendation to City Council; final decision by City Council
For Further Information:	Contact case planner Lakshmi Rajagopalan at 510-238-6751 or by email at lrajagopalan@oaklandca.gov

Case Planner: Lakshmi Rajagopalan gave a visual presentation of the item

Motion by Sugrue to:

1. Affirm Planning staff’s environmental determination; and
2. Recommend that the City Council approve the proposed Planning Code amendments to Chapter 17.107, as provided in Attachment A & B to the Planning Commission staff report.

Seconded by: Fearn

Action: 6 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 **May 19, 2021**
Motion to approve by: Fearn
Seconded by: Monchamp
Action: 4 Ayes, 0 Noes
- Correspondence None
- City Council Actions

Brian Mulry, Oakland City Attorney reported out the Flex Street passed at the last City Council meeting with a sunset of March 31, 2022. It was also expanded to include Community Markets and Non-profit businesses.

ADJOURNMENT at 5:04 P.M.

CATHERINE PAYNE
Acting Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING:

July 7, 2021