



Oakland City Planning Commission

MINUTES

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

June 17, 2020
 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 Commissioner Amanda Monchamp

ROLL CALL

Commissioners Present:

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

Manus

Staff Present:

Robert Merkamp, Brian Mulry, Desmona Armstrong, Brittany Lenoir, Pete Vollman, Maurice Brenyan-Addow

WELCOME BY THE CHAIR

Commissioner Monchamp

COMMISSION BUSINESS

- Agenda Discussion None
- Director’s Report

CONTINUED FROM JUNE 3, 2020 AGENDA

Present an informational report to the Planning Commission describing the progress the City made in 2019 to implement policies adopted in the City’s 2015-2023 Housing Element and on meeting the City’s share of regional housing needs allocation.

Staff Member: Planning Department Director, William Gilchrist introduced Director of Housing and Community Development, Shola Olatoya. Director Olatoya gave a verbal



presentation of how Housing and Planning can work together to find additional resources for the housing crisis.

Housing and Development Manager, Christia Mulvey, provided importance on having a consistent funding pipeline for construction projects.

PUBLIC SPEAKERS: 1. Jeff Levin 2. Travis Tarr 3. Brian Beveridge

- Committee Reports Monchamp reported out on DRC June 10, 2020 Brooklyn Basin Parcel D final recommendation was to move proposal to the Planning Commission for consideration
- 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: 1. 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.

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 indicate the case number and submit a self-addressed stamped envelope, for each case.

1.	Location:	2715 Adeline Street (005-0446-001-01; 005-0446-001-02; 005-0446-008-01)
	Proposal:	To demolish an existing industrial structure except for the old brick façade (formerly, the Coast Sausage Company), and construct a new commercial/industrial development involving 91 Work-Live units (122,600 square feet) and three (3) commercial/light industrial (20,000 square feet) ground floor spaces in a commercial/light-industrial zone.
	Applicant:	O’Wow – Jeremy Harris
	Phone Number:	(858)449-5270
	Owner:	Oakland Lofts, LLC.
	Case File Number:	PLN18088
	Planning Permits Required:	Major Conditional Use Permit to create 91 Work-Live units; Major Design Review for a development project involving more than 25,000 square feet of non-residential floor area
	General Plan:	Business Mix
	Zoning:	CIX-1A/1B/S-19
	Environmental Determination:	A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions: 15183 – Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15162 & 15164 – Addendum to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and West Oakland Specific Plan (2014) EIRs. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 nd Floor, Oakland CA 94612
	Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: D3 & *d3
	City Council district	3
	Status:	Application was considered at the January 22, 2020 Planning Commission (PC) Hearing and subsequently at the March 4, 2020 Design Review Committee for further review.
	Staff Recommendation	Approval subject to conditions
	Finality of Decision:	Appealable to City Council
	For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com



Staff Member: Maurice Brenyah-Addow gave a verbal presentation of the project

Applicant: Andy Ball and Jeremy Harris, of OWoW, gave a PDF Presentation of the project. Carol Wyatt AND Margaret Gordon spoke to promote the project.

PUBLIC SPEAKERS: 1. Yes Duffy 2. Elaine Brown 3. Minh Tsai 4. David Peters 5. Armandder-Hac
6. Jacqueline Spa 7. Travis Tarr 8. Jonathan Coates 9. Blue Wanji 10. Robert Martinez 11. Ed McFarland
12. Michael Edwards 13. Katherine Kelleher 14. Nathan Schumer 15. Shaun Rahimi 16. Dennis Ring
17. Zoe Levin 18. Shiloe Bear 19. Brian Beverage 20. Debo Sodipo 21. Reco Prionto 22. Amana Harris
23. Mercedes Rodriguez 24. Jon Serigotti 25. Dustin Hoffman 26. Rashad Armstead 27. Jessica
28. Benta 29. Ray Kidd 30. Annie Campbell-Washington, CM 31. James I. 32. Maria Troy 33. Seoul Brooks
34. Ian Mi 35. YaVette 36. Joel Frankel 37. Aitan Mizrahi 38. Joyce Guy 39. Sarah Kersten
40. Renata Fukray 41. David Boyle 42. Sedrick Tydus

Motion by Manus to:

1. Affirm staffs CEQA determination; and
2. Approve the Conditional Use Permit and Design Review Subject to the attached Findings and Conditions of Approval

Seconded: Shirazi

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.

2.	Location:	801-805 Washington
	Assessor’s Parcel Number:	001 020302700
	Proposal:	Appeal of the Zoning Manager’s Determination filed under DET190030, a status determination on the applicability of Oakland Municipal Code Chapter 17.153, demolition, conversion and rehabilitation regulations for residential hotels.
	Appellant/Owner:	Kai Eng and Paula Eng
	Applicant:	Kai Eng and Pamela Eng
	Case File Number:	APL19023
	Original Case File Number:	DET190030
	Planning Determination Required:	Initial Usage Report required if the Zoning Manager’s Determination is Upheld
	General Plan:	Central Business District
	Zoning:	CBD-P/S-7
	Environmental Determination:	The determination is not considered a project as defined by Section 15378 of the State CEQA guidelines, and therefore does not require CEQA review.
	Historic Status:	Local Register, API: Old Oakland, OCHS Rating: B*1+, Local Landmark (Gooch (A.J.) Block-Winsor House)
	City Council District:	3
	Status:	The Zoning Determination Letter was mailed on September 24, 2019; Determination appealed on October 4, 2019.
	Staff Recommendation:	Deny the Appeal and uphold the Zoning Manager’s Determination to deny the Statement of Exemption.
	Finality of Decision:	Final Decision, not administratively Appealable pursuant to OMC Section 17.132.030.



For Further Information:	Contact case Planner Brittany Lenoir at (510) 238-4977 or blenoir@oaklandca.gov
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Staff Member: Brittany Lenoir gave a verbal presentation of the appeal

Appellant: Paula Eng gave a slide presentation

Public Speaker: 1. Jeff Levin

Motion: made by Hegde to continue item to date uncertain in order to collect more information from the applicant and do a site visit.

Seconded: by Shirazi

Action: 7 Ayes, 0 Noes

3.	Location:	Related to 88 Grand Avenue (008-0656-004-00 & 008-0656-001-00)
	Proposal:	Appeal of an Administrative Determination that an appeal was untimely filed after the appeal deadline and therefore not valid. Appellant attempted to be file the appeal on the project at 88 Grand Avenue under Planning Case number PLN18-406, which had an appeal deadline of March 2, 2020 at 4pm. It was filed one day late, with the appeal fee, on March 3, 2020.
	Appellant:	Sara Dudley - Adams Broadwell Joseph & Cordozo
	Phone Number:	916-444-6201
	Case File Number:	APL20-004
	Planning Permits Required:	Appeal of Administrative Determination
	General Plan:	Central Business District
	Zoning:	D-BV-2
	Environmental Determination:	N/A
	Historic Status:	Not a historic property
	City Council district	3
	Status:	Pending
	Staff Recommendation	Deny appeal and uphold determination that appeal was not timely filed.
	Finality of Decision:	Final
	For further information:	Contact case planner Peterson Z. Vollmann at 510-238-6167 or by e-mail at pvollmann@oaklandca.gov .

Staff Member: Pete Vollmann gave a verbal description of the project.

Appellant: Christina Caro, representative for the appellant, gave a verbal presentation

Public Speakers: 1. Mike Nesbitt. 2. Todd Williams

Motion: Made by Commissioner Limon to uphold the Zoning Manager’s Determination that the appeal was not filed within a timely manner.



Seconded: by Commissioner Manus

Action: 6 Ayes, 0 Noes, 1 Abstain

COMMISSION BUSINESS

- Approval of Minutes None
- Correspondence None
- City Council Actions
 Robert Merkamp that city council upheld the appeal of the Mandela Hotel effectively denying the project.
 Mrian Mulry reported that the Downtown Subaru CUP was approved by City Council with
 The rezoning recommendations.

ADJOURNMENT

at 8:12 P.M.

ROBERT D. MERKAMP
Zoning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: July 1, 2020