



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

**June 2, 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.

### **The following are instructions on how the public may observe and/or participate in the Oakland City Planning Commission meeting:**

**OBSERVE BY:** The public may view the televised video conference by viewing KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99 and locating City of Oakland KTOP – Channel 10 or via the city's website stream.

You are invited to a Zoom webinar.

When: Jun 2, 2021 03:00 PM Pacific Time (US and Canada)

Topic: June 2, 2021 Planning Commission Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/99291751882>

Or One tap mobile :

US: +14086380968,,99291751882# or +16699006833,,99291751882#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 992 9175 1882

International numbers available: <https://zoom.us/u/arzaf6GVP>

**Instructions on how to join a meeting by video conference are available at:**  
**<https://support.zoom.us/hc/en-us/articles/201362193> Joining-a-Meeting.**



**HOW TO COMMENT ON A PUBLIC MEETING:**

Public comments will be taken at the time of each eligible Agenda item.

**If you are a Zoom video Conference participant**

To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on an eligible agenda item. You will then be unmuted during your turn and allowed to make public comments. After the allotted time, you will then be re-muted. Instructions on how to “Raise Your Hand” are available at: <https://support.zoom.us/hc/en-us/articles/205566129> – Raise-Hand-In-Webinar.

**If you are a phone participant**

To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “\*9” to request to speak when Public Comment is being taken on an eligible agenda Item. You will then be unmuted during your turn and allowed to make public comments. Then, press “\*6” to unmute yourself in order to speak. After the allotted time, you will then be re-muted. Instructions on how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> – Joining-a-meeting-by-phone. If you have any questions, please email Desmona R. Armstrong at [Drarmstrong@oaklandca.gov](mailto:Drarmstrong@oaklandca.gov)

**IMPORTANT THINGS TO REMEMBER DURING YOUR PUBLIC COMMENT PERIOD**

1. **ALL ATTENDEES SHALL BE MUTED UPON ENTRY**
2. Please do not raise your hand if the item currently being heard is not the item you wish to speak on. We will call for public testimony on each item individually. When the item you’re interested in is called and public speakers are invited to raise their hands, raise yours then and we will call them all in the order they’re raised.
3. You may of course speak on multiple items but your comments during each item must address the item currently under discussion. Speakers attempting to speak about items other than the item currently under consideration will be muted and asked to wait for the item they’re here to speak about to be called.

**HOW TO ADDRESS THE PLANNING COMMISSION**

- Please work with the case planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.
- Staff reports are available online, generally by 5:00 p.m. the Friday before the meeting, at [www.oaklandca.gov](http://www.oaklandca.gov) (under “Planning Commission.”) You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please email Desmona Armstrong at [Drarmstrong@oaklandca.gov](mailto:Drarmstrong@oaklandca.gov).
- If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council 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. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.
- Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.
- Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Desmona Armstrong at [Drarmstrong@oaklandca.gov](mailto:Drarmstrong@oaklandca.gov) at least **48 hours** prior to the meeting. We are unable to accommodate late material, at this time.
- Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, comments must be provided to the case planner electronically at least 24 hours prior to the meeting being started.



**MEETING CALL TO ORDER**

**WELCOME BY THE CHAIR**

**ROLL CALL**

**SECRETARY RULES OF CONDUCT**

**COMMISSION BUSINESS**

- Agenda Discussion
- Director's Report
- Informational Reports
- Committee Reports
- Commission Matters
- City Attorney's Report

**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.

**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.

<b>1.</b>	<b>Location:</b> 1925 Brush Street
	<b>Assessor’s Parcel Number:</b> 003 004700901
	<b>Proposal:</b> Demolish an existing industrial building and construct three three-story buildings containing a total of 18 townhomes. The project includes nine parking spaces and a car share parking space, the merging of three lots into one, and the creation 18 condominiums.
	<b>Applicant:</b> Alex Walter, Riaz Development
	<b>Contact Person/ Phone Number:</b> Alex Walter (609)707-7644
	<b>Owner:</b> Snowdrop Patrick LLC
	<b>Case File Number:</b> PLN20149/PLN21050
	<b>Planning Permits Required:</b> Major Conditional Use Permit for the construction of more than six dwelling units in the RM-4 Zone; Variance for providing usable open space further than 20 feet from the units served; Regular Design Review approval for new construction and creating new dwelling units; and Tentative Parcel Map for the creation of condominiums and the merging of parcels.
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> Mixed Housing Type Residential (RM) – 4/C Residential Commercial Combining Zone/S-20 Historic Preservation District Combining Zone.
	<b>Environmental Determination:</b> Exempt per CEQA Guidelines Sections 15332-Infill Development; Section 15315-Minor Land Divisions and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b> Non-contributor to Local Register District; Office of Cultural Heritage Rating Ec3.
	<b>City Council District:</b> District 3 – Fife
	<b>Status:</b> Pending



<b>Staff Recommendation:</b>	Approve subject to Conditions of Approval
<b>Finality of Decision:</b>	Appealable to the City Council
<b>For Further Information:</b>	Please contact Neil Gray at (510)238-3878 or ngray@oaklandca.gov.

<b>2.</b>	<b>Location:</b>	Citywide
	<b>Proposal:</b>	Amend the Planning Code for Accessory Dwelling Units (ADUs) – currently termed Secondary Units in the Planning Code – to bring the local ordinance into compliance with recent State legislation. The major proposed amendments include: 1) new standards for the processing, number, size, height, parking, location, landscaping, and setbacks for the construction of new ADU structures and ADUs within existing accessory buildings, single-family homes, and two-family and multi-family buildings; 2) establishment of regulations for Junior Accessory Dwelling Units (JADUs) within single family homes; 3) introduction of objective standards to streamline approval of ADUs; 4) objective standards for the design and location of ADUs; 5) regulations for ADUs in mini-lot developments; and 6) the prohibition of all ADUs and JADUs within the “Very High Fire Hazard Severity Zone,” as designated by the State of California; and amendment of the S-9 Zone Map boundary to be consistent with the “Very High Fire Hazard Severity Zone.”
	<b>Applicant:</b>	City of Oakland
	<b>Case File Number:</b>	ZA21006
	<b>General Plan:</b>	Citywide
	<b>Zoning:</b>	Citywide
	<b>Environmental Determination:</b>	The proposed amendments to the Planning Code rely on the previously certified Final Environmental Impact Reports for the Coliseum Area Specific Plan (2105); Broadway Valdez Specific Plan (2014); West Oakland Specific Plan (2014); Central Estuary Area Plan EIR (2013); Land Use and Transportation Element of the General Plan (1998); the Oakland Estuary Policy Plan (1998); the West Oakland, Central City East, Coliseum, and Oakland Army Base Redevelopment Areas; the 1998 Amendment to the Historic Preservation Element of the General Plan; the 2007-2014 Housing Element Final EIR (2010); and various Redevelopment Plan Final EIRs (collectively, “EIRs”). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment).
	<b>City Council District:</b>	All districts
	<b>Status:</b>	Went to Zoning Update Committee on April 15, 2021 for comments.
	<b>Staff Recommendation:</b>	Planning Commission will receive public comment, discuss, and make recommendation to City Council to adopt legislation as set forth in the Staff Report.
	<b>Finality of Decision:</b>	Recommendation to City Council; Final decision by City Council
	<b>For Further Information:</b>	Contact case planner <b>Ruslan Filipau</b> at <b>510-238-3491</b> or <b>rfilipau@oaklandca.gov</b>



<b>3.</b>	<b>Title:</b>	Construction Innovation and Expanded Housing Options, Including Recreational Vehicles
	<b>Location:</b>	Citywide
	<b>Proposal:</b>	Amend the Planning Code to promote cost-efficient housing construction and increased housing affordability. The amendments would (1) allow residential occupancy of recreational vehicles in all zoning districts where residential uses are permitted (2); allow mobile homes and manufactured homes in all zoning districts where residential uses are permitted; (3) establish density and open space regulations for efficiency dwelling units; and (4) establish special height regulations for modular construction.
	<b>Applicant:</b>	City of Oakland
	<b>Case File Number:</b>	ZA21013
	<b>General Plan:</b>	Citywide
	<b>Zoning:</b>	Citywide
	<b>Environmental Determination:</b>	The proposed amendments to the Planning Code rely on the previously certified Final Environmental Impact Reports for the Coliseum Area Specific Plan (2105); Broadway Valdez Specific Plan (2014); West Oakland Specific Plan (2014); Central Estuary Area Plan EIR (2013); Land Use and Transportation Element of the General Plan (1998); the Oakland Estuary Policy Plan (1998); the West Oakland, Central City East, Coliseum, and Oakland Army Base Redevelopment Areas; the 1998 Amendment to the Historic Preservation Element of the General Plan; the 2007-2014 Housing Element Final EIR (2010); and various Redevelopment Plan Final EIRs (collectively, "EIRs"). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15303 (new construction or conversion of small structures).
	<b>City Council District:</b>	All districts
	<b>Staff Recommendation:</b>	Planning Commission will receive public comment, discuss, and make recommendation to City Council to adopt legislation as set forth in the Staff Report.
	<b>Finality of Decision</b>	Recommendation to City Council; Final decision by City Council
	<b>For Further Information:</b>	Contact Darin Ranelletti, Policy Director for Housing Security, at 510-238-3460 or dranelletti@oaklandca.gov.

**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 5, 2021
- Correspondence
- City Council Actions

**NEXT SPECIAL MEETING:**                      June 16, 2021

**ADJOURNMENT** By 7:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

**CATHERINE PAYNE**  
Acting Development Planning Manager  
Planning and Building Department