



Oakland City Planning Commission

MINUTES

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

March 17, 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

Chair Limon

WELCOME BY THE CHAIR

Chair Limon

ROLL CALL

Commissioners Present:

Nischit Hegde, Jonathan Fearn, Leopold Ray-Lynch
Clark Manus, Tom Limon

Commissioners Excused:

Amanda Monchamp, Sahar Shirazi

Staff Present:

Catherine Payne, Brian Mulry, Ed Manassee,
Dara O’Byrne, Maurice Brenyan-Addow, Deb French,
Jordan Flanders

SECRETARY RULES OF CONDUCT

Catherine Payne

COMMISSION BUSINESS

- Agenda Discussion Commissioner Limon advised that Item #3 will be heard first
Because of attendee time restrictions.
- Director’s Report None
- Informational Reports None



- Committee Reports ZUC met on March 10, 2021. Report summary will be deferred
To next PC for update.
- Commission Matters Secretary Payne responded to inquiry made by an attendee from
PC March 3, 2021 on why an area of San Pablo was losing
Commercial store fronts. After research it was noted that there was a
Grocery store added withing the last 4 years however, there were no
Applications on file for any additional ground floor commercial
Space at this time.
- 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 (formerly known as “Oak to 9th Avenue”); specifically, Parcel D, APN 018 046501500
	Proposal:	Final Development Permit (FDP) for Parcel D, including 232 residential units, approximately 4,000 sf ground-floor commercial space, and 229 parking spaces, in an 8 story building.
	Applicant:	Anton Brooklyn, LLC
	Phone Number:	Vanessa Garza, (650) 549-1613
	Owner:	Anton Brooklyn, LLC
	Case File Number:	PUD06010-PUDF012
	Planning Permits Required:	FDP, compliance with CEQA, variance request for residential parking reduction
	General Plan:	Planned Waterfront Development-1
	Zoning:	Planned Waterfront Zoning District (PWD-4)/D-OTN-4
	Environmental Determination:	Final EIR certified on January 20, 2009
	Historic Status:	Non-Historic Property
	City Council district	2 – Nikki Fortunato Bas
	Status:	Under Review
	Staff Recommendation	Approve FDP with variance for off-street residential parking.
	Finality of Decision:	Appealable to City Council
	For further information:	Contact case planner Dara O’Byrne at 510-238-6983 or by e-mail at do Byrne@oaklandca.gov

Staff Member: Dara O’Byrne gave a verbal description of the item

Applicant: Vanessa Garza, Anton gave a PDF Presentation of the project

Public Speakers: 1. Daniel Franco. 2. Patty St. Louis

Motion made by: Commissioner Fearn to 1). Rely on the Oak to Ninth Avenue Project EIR as adequate Under CEQA for analysis of the Brooklyn Basin Parcel D Final Development Permit pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference); 2). Approve the Brooklyn Basin Parcel D Final Development Permit, subject to the attached findings; and 3). Approve a Minor Variance for residential off-street parking requirements, subject to the attached findings.

Seconded by: Commissioner Hegde

Action: 5 Ayes, 0 Noes



ITEM #2 REMOVED FROM AGENDA TO A DATE UNCERTAIN

2.	Location:	2008 Wake Avenue
	Proposal:	Construct a 171,000 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, 2nd Floor. The 2002 EIR/2012 Addendum may be reviewed at the Bureau of Planning Office or on-line at: http://www2.oaklandnet.com/oakea1/groups/ceda/documents/webcontent/oak036432.pdf and http://www2.oaklandnet.com/oakea1/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:	City Council
	For further information:	Contact Case Planner Corey Alvin at 510-238-6316 or by email at calvin@oaklandca.gov



3.	Location:	2011-2195 Wood Street (Development Area 8) A 2.54-Acre city block bounded by Wood Street, 20th Street, West Grand Avenue, and Frontage Road
	Proposal:	Reconsideration/Modification of VTPM8555 Condition of Approval #82 requiring public Improvements for previously-approved new mixed-use (residential/commercial) development involving 235 residential units and 13,615 flex commercial spaces to be completed in two phases
	Applicant:	Holiday Development - Mark Trainer
	Phone Number:	(510)588-5136
	Owner:	Central Station Land, LLC
	Case File Number:	PLN14-262-PUDF01-R02
	Planning Permits Required:	Reconsideration/Modification of VTPM8555 Condition of Approval #82 requiring public Improvements for previously-approved new mixed-use (residential/commercial) development involving 235 residential units and 13,615 flex commercial spaces to be completed in two phases
	General Plan:	Urban Residential
	Zoning:	D-WS - Wood Street Zoning District
	Environmental Determination:	State CEQA Guidelines: Pursuant to Section 15162, the project relies on previous EIR (ER03-0023) for Wood Street certified on March 16, 2005 and the West Oakland Specific Plan EIR certified on July 29, 2014 and Section 15183, projects consistent with a community plan, general plan or zoning.
	Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
	City Council district	3
	Status:	Planning Commission approval on December 3, 2014. Reconsideration continued from January 20, 2021 Hearing
	Staff Recommendation	Decision on application based on staff report
	Finality of Decision:	Appealable to City Council within 10 days
	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 description of the project

Applicant: Jamie Hiteshew gave a PDF Presentation of the project.
Brian Warwick, HDC spoke to Jamie’s presentation

Public Speakers: 1. John Sanders. 2. Marcus Johnson

Motion made by: Manus

Action: made by Vice-Chair Manus to: Modify Condition of Approval (COA) #82 of VTPM8555 to allow The applicant to install a temporary asphalt sidewalk adjacent to Development Area 7 instead of a permanent Sidewalk, subject to OakDOT’s stipulations, and relieve the applicant of the responsibility to extend sewer Utilities to the adjacent Development Area 7, and keep all other utility undergrounding and other requirements.

Seconded by: Chair Limon with a “Friendly Amendment” to include Attachment A “Findings and Additional



Conditions of Approval” to the motion.

Action: 4 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 17, 2020

Motion to approve by: Commissioner Manus

Seconded by: Commissioner Fearn

Action: 5 Ayes, 0 Noes

February 17, 2021

Motion to approve by: Commissioner Manus

Seconded by: Commissioner Fearn

Action: 5 Ayes, 0 Noes

- Correspondence

None

- City Council Actions

Brian Mulry, Deputy City Attorney gave an update to CM Kaplan’s Zoning Study that has come before City Council. He advised that the Council actions will come before the Planning Commission for input before any final actions.

Secretary Payne advised that Strategic Planning will also give an update on their work load and how the impacts of the new zones will affect the projects that come before the Planning Commission.



ADJOURNMENT at 5:27 P.M.

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

NEXT SPECIAL MEETING:

April 7, 2021