



Planning Commission

REVISED ON SEPTEMBER 21, 2023

COMMISSIONERS:

*Sahar Shirazi, Chair**Vince Sugrue, Vice-Chair**Jonathan Fearn**Jennifer Renk**Josie Ahrens**Alex Randolph**Natalie Sandoval*

AGENDA

October 4, 2023

Regular Meeting

REVISED ON SEPTEMBER 21, 2023

PLANNING COMMISSION MEETINGS NOW BEING HELD IN-PERSON**3:00pm****BUSINESS MEETING 3:00pm Council Chamber, City Hall, 1 Frank H. Ogawa Plaza, Oakland**

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15pm**,

For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.

🗺️ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三 (3) 天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941或TDD 510-238-3254。請勿塗擦香氛產品，參加者可能對化學成分敏感。多謝。



and the meeting will adjourn no later than **10:30pm**, unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

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 5:00pm the Friday before the meeting, at www.oaklandca.gov/PlanningCommission. 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 Haneefah Rasheed at oaklandplanningcommission@oaklandca.gov.

Paper staff reports for items listed on this agenda can be requested with advance notice of three days, and will be made available at the Permit Center, 250 Frank H. Ogawa Plaza, Oakland, California 94612, at the cost per copy included in the City of Oakland Master Fee Schedule.

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.

While attending Planning Commission meetings, parking in the Dalziel Building Garage (located on 16th St between San Pablo Ave and Clay St) is free. As of September 2023, parkers will use the ParkMobile parking app on a mobile device to manage their parking, and the promotion code for free parking will be provided at the meeting.

Applicants or members of the public who wish to make electronic presentations (e.g., PowerPoint presentations): Please contact Haneefah Rasheed at oaklandplanningcommission@oaklandca.gov or (510) 672-1834 at least 48 hours prior to the meeting.

Interested parties are encouraged to electronically submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item directly to the Planning Commission and/or Case Planner. Email addresses for the Commissioners can be found on the Planning Commission webpage on the City of Oakland website: <https://www.oaklandca.gov/teams/planning-commissioners>. An agenda item Case Planner email address can be found on the item overview within the Agenda.



MEETING CALL TO ORDER

WELCOME BY THE CHAIR

ROLL CALL

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 that is not on the Agenda within the Commission's jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes if there are six or less speakers on an item, and one minute or less if there are more than six 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. Before voting on the Consent Calendar, the Commission will allow speakers to speak on any item on the Consent Calendar. At the discretion of the Chair, speakers are generally limited to two minutes if there are six or less speakers, and one minute if there are more than six speakers.

PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak on each item. 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 learn more about the Commission's decision on a specific agenda item, please contact the Case Planner identified for each item.

Except where noted, once a decision is reached by the Planning Commission on an application, it is appealable to the City Council. **Such appeal must be filed within ten (10) calendar days of the date of decision by the Planning Commission and by 4:00pm** An appeal shall be on a form provided by the **Bureau of Planning – Zoning**, and submitted via email to your Case Planner, the Zoning Manager (Rmerkamp@oaklandca.gov) and the Development Planning Manager (Cpayne@oaklandca.gov). The appeal form is available online at <https://www.oaklandca.gov/documents/appeal-application-form>. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or decision-making body or wherein the decision is not supported by substantial evidence. Applicable appeal fees in accordance with the City of Oakland Master Fee Schedule must be paid within five business days of filing the appeal. If you are unable to contact the City via email, you must contact the Case Planner by phone **as soon as possible**, but before the appeal deadline, to arrange for an alternate method of submitting your appeal.

Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously entered into the record during the public notice period and/or during the hearing. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

Any party seeking to challenge a final decision in court must do so within ninety (90) days of the date of the announcement of a final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

#1	Location:	2430 Willow Street
Assessor's Parcel Number(s):		007 057900110
Proposal:		Conditional Use Permit and Design Review for development of a public utility service center which will include fleet parking for field crew staff, a new 5,921 square foot office building, and a new 754 square foot warehouse.
Applicant:		East Bay Municipal Utility District / Maura Bonnarens
Contact Person/ Phone Number:		Maura Bonnarens/(510) 287-1023
Owner:		East Bay Municipal Utility District
Case File Number:		PLN22188
Planning Permits Required:		1) Major Conditional Use Permit for Extensive Impact Civic Activity on a site that exceeds one acre. 2) Regular Design Review for new construction exceeding 1,000 square feet of floor area which requires a Conditional Use Permit and Variance(s) 3) Variances for: 1) providing 0 foot street side setback where 10 feet is required, and 2) exceeding the maximum driveway width of 35 feet and proposing 40 feet.
General Plan:		Business Mix
Zoning:		West Oakland Plan Area Commercial Industrial Mix – 1C Industrial Zone / Health and Safety Protection Combining Zone (CIX-1C/S-19)
Proposed Environmental Determination:		Exempt, CEQA 15303(c) – New Construction not exceeding 10,000 square feet in floor area
Historic Status:		OCHS Rating D3
City Council District:		CCD3
Finality of Decision:		Appealable to City Council
For Further Information:		Oakland Case Planner: Sarah Price, Phone: (510) 238-2955, Email: sprice@oaklandca.gov



#2	Location:	406 12th Street (1205 Franklin Street) Note: Located in the area defined within the Black Arts Movement and Business District (BAMBD) per Resolution 85958.
	Assessor's Parcel Number(s):	002 005100400
	Proposal:	Conversion of a portion of the ground floor retail spaces and 2nd and 3rd floor office spaces of the building to a self-storage use.
	Applicant:	Justin Zucker c/o Reuben, Junius & Rose
	Contact Person/ Phone Number:	Justin Zucker / (415) 567-90000
	Owner:	TC I 1205 Franklin, LLC
	Case File Number:	PLN22069
	Planning Permits Required:	Major Variance to allow a Self- or Mini-Storage Industrial Activity in the CBD-P Zone where this use is prohibited.
	General Plan:	Central Business District
	Zoning:	Central Business District Pedestrian Retail Commercial (CBD-P) Zone
	Proposed Environmental Determination:	State CEQA Guidelines Section 15270: Projects which are disapproved.
	Historic Status:	Pantages-Hippodrome Theatre Building or Tribune Press Building; Potentially Designated Historic Property with an Oakland Cultural Heritage Survey Rating of Dc1+; contributor to the Downtown Historic Area of Primary Importance (API); contributor to the National Register Downtown Historic District; and determined eligible for the National Register as a contributor to the Downtown Historic District.
	City Council District:	2
	Finality of Decision:	Appealable to City Council within 10 days.
	For Further Information:	Contact case Planner Heather Klein at (510) 238-3659 or hklein@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 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



**REVISED ON SEPTEMBER 21, 2023 (September 13, 2023, minutes of approval added)
Approval of Minutes September 13, 2023 & September 20, 2023**

Correspondence

City Council Actions

ADJOURNMENT By **10:30pm** unless a later time is agreed upon by a majority of Commissioners present.

CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: October 18, 2023