



Oakland City Planning Commission

MINUTES

Clark Manus, Chair
 Jonathan Fearn, Vice-Chair
 Sahar Shirazi
 Tom Limon
 Vince Sugrue
 Jennifer Renk
 Ron Jones

August 3, 2022
 SPECIAL Meeting

BUSINESS MEETING

3:00 PM

Via: Tele-Conference

PURSUANT TO THE CALIFORNIA GOVERNMENT CODE, SECTION 54953(e), ALL MEMBERS OF THE PLANNING COMMISSION, BOARD MEMBERS/COMMISSIONERS, CITY ATTORNEY, AS WELL AS CITY STAFF, WILL PARTICIPATE VIA PHONE/VIDEO CONFERENCE AND NO TELECONFERENCE LOCATIONS ARE REQUIRED.

MEETING CALL TO ORDER Chair Manus

WELCOME BY THE CHAIR Chair Manus

ROLL CALL

Commissioners Present:

Ron Jones, Sahar Shirazi, Vince Sugrue, Jennifer Renk, Clark Manus

Commissioner(s) Absent: Tom Limon, Jonathan Fearn

Staff Present: Pete Vollmann, Deb French, Stephanie Skelton, Michael Branson, Jordan Flanders, Neil Gray, Heather Klein, Ed Manasse

SECRETARY RULES OF CONDUCT Pete Vollmann

SECRETARY MATTERS - none

COMMISSION BUSINESS

- Agenda Discussion none
- Director’s Report none
- Informational Reports none
- Committee Reports none
- 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: 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.

#1	Location:	Citywide
	Assessor's Parcel Number:	N/A
	Proposal:	Renew The Adoption of a Resolution Determining that Conducting In-Person Meetings of the Planning Commission And Its Committees Would Present Imminent Risks to Attendees' Health, And Electing to Continue Conducting Meetings Using Teleconferencing In Accordance With City Planning Commission Resolution, dated October 6, 2021, to Allow Continuation of Planning Commission Meetings.
	Applicant:	Catherine Payne, Secretary to the Planning Commission
	Phone Number:	(510) 915-0577
	Owner:	NA
	Case File Number:	NA
	Planning Permits Required:	Renew the adoption of Resolution Pursuant to AB-361
	General Plan:	NA
	Zoning:	NA
	Environmental Determination:	Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense Exemption).
	Historic Status:	NA
	City Council District:	NA
	Status:	NA
	Staff Recommendation:	Receive public testimony and consider renewing the adoption of Resolution.
	Finality of Decision:	Decision Final.
	For further information:	Contact case planner Catherine Payne at (510) 915-0577 or by e-mail at cpayne@oaklandca.gov

Acting Secretary Pete Vollmann gave a description of the Consent Calendar Proposal

Public Speakers – none

Motion to approve by: Commissioner Sugrue

Seconded by: Commissioner Renk

Action: 5 Ayes, 0 Noes

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.

#3	Location:	5701 International Boulevard
	Assessor's Parcel Number:	041 384800401
	Proposal:	To consolidate the 60,614 square feet and 22 units of work/live spaces established without permits in three buildings (Buildings B, C, and D) into 53 work/live units in one building (Building B). Buildings C and D would become industrial space with no resident component.
	Applicant:	Debo Sodipo
	Phone Number:	(510)681-8411
	Owner:	Coliseum Enterprise, LLC
	Case File Number:	PLN20067
	Planning Permits Required:	Minor Conditional Use Permit and Regular Design Review for the conversion of an existing building originally designed for Commercial or Industrial Activities where there are existing artist and/or artisan residents.
	General Plan:	General Industrial
	Zoning:	IG General Industrial
	Environmental Determination:	Exempt per CEQA Sections 15301: Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Local Register; Area of Primary Importance (57th Avenue Industrial); OCHS Rating: C1+
	City Council district:	5
	Status:	Pending
	Staff Recommendation:	Approve the project subject to Conditions of Approval
	Finality of Decision:	Appealable to City Council
	For further information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email: ngray@oaklandca.gov

Case Planner Neil Gray gave a verbal presentation of the project

Applicant Debo Sodipo gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speakers: • Austin Coulter • Brit Hutchinson • Ron Chisenhall • Eric Foss • Patrick Hogan • Luma Gallegos

Motion by Commissioner Sugrue to Continue the item to a Date Uncertain with an emphasis that the Tenant Protection Plan is brought back and shown to the Planning Commission

- **Amendment** proposed by **Commissioner Shirazi** that the Tenant Protection Plan includes no displacement to current residents including temporarily as per the Just Cause Eviction Ordinance
- **Commissioner Sugrue accepted** the amendment

Seconded by Commissioner Jones

Action: 5 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.

#4	Location:	1721 Brush Street
	Assessor’s Parcel Number:	003 005500602
	Proposal:	Proposal for a video game sales business in the rear of the property in an existing commercial structure
	Applicant:	Rebecca Friedberg / 415-948-6013
	Owner:	Kathy Zhang and Taylor Grimes
	Appellant:	Nicola Smith
	Case File Number:	PLN22037-A01
	Original Case File Number:	PLN22037
	Planning Permits Required:	Conditional Use Permit for a Retail Store in a RM-2 zoning district
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zoning
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Local Register (C2+)/Area of Secondary Importance (Curtis and Williams Tract)
	City Council District:	3
	Status:	The Zoning Decision Letter was mailed on June 6, 2022, and the Project was appealed on June 13, 2022.
	Staff Recommendation:	Deny the Appeal and uphold the Zoning Manager’s decision.
	Finality of Decision:	The decision of the Planning Commission is final.
	For Further Information:	Contact Case Planner Heather Klein at (510) 238-3659 or hklein@oaklandca.gov

Case Planner Heather Klein gave a verbal presentation of the project

Applicant and Owners – Rebecca Friedberg, Kathy Zhang and Taylor Grimes gave a verbal and visual presentation of the project.

Appellant and Representative – Nicola Smith and Richard Mitchell gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speakers: • Kari Kleist • Karina Perez • Bradford Simpson

Motion by Commissioner Renk to:

1. Affirm staff’s environmental determination, and
2. Uphold the Zoning Manager’s decision and CEQA determination based on the Findings and Conditions of Approval

Seconded by Commissioner Sugrue

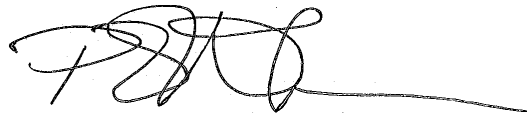
Action: 5 Ayes, 0 Noes.

COMMISSION BUSINESS

- Approval of Minutes **Date:** July 20, 2022
Motion to approve: Commissioner Sugrue
Seconded by: Commissioner Shirazi
Action: 5 Ayes, 0 Noes
- Correspondence none
- City Council Actions none
- Announcement Commissioner Shirazi announced the *Hella Feminist* exhibit at the Oakland Museum of California. *Hella Feminist*, celebrates the lesser-known stories of feminism in Oakland and the Bay Area.

ADJOURNMENT

Chair Manus at 5:39 pm



PETERSON Z. VOLLMANN
Bureau of Planning
Development Planning Division, Planner IV
Acting Planning Commission Secretary

NEXT SPECIAL MEETING: September 7, 2022