



Oakland City Planning Commission

MINUTES

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

December 15, 2021
 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:

Sahar Shirazi, Tom Limon, Vince Sugrue, Jennifer Renk, Jonathan Fearn, Clark Manus

Planning Staff Present:

Catherine Payne; Secretary, Desmona Armstrong; PSR, Rebecca Lind; Planner, Brian Mulry; Deputy City Attorney

SECRETARY RULES OF CONDUCT Catherine Payne

COMMISSION BUSINESS

- Agenda Discussion Presentation of 2022 Oakland Planning Meeting Calendar
- Director’s Report None
- Informational Reports None
- Committee Reports Jonathan Fearn reported out on December 8, 2021 DRC Meeting
- 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. Amanda Monchamp

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
	Accessor’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

Staff Planners: Catherine gave a verbal description of the item

Motion to approve by: Fearn

Seconded by: Sugrue

Action: 6 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.

2.	Location:	4315, 4365, 4368, and 4500 Lincoln Ave.
	Accessor’s Parcel Number:	APN 29A-1367-4-4,29A-1367-1-14,29-1009-10-5, and 29-1009-6
	Proposal:	Public Hearing on the Draft Environmental Impact Report to receive public and Planning Commission comments on the Head-Royce Planned Unit Development Project. Head-Royce School proposes to integrate the existing Campus with the former Lincoln Children’s Center site (the proposed South Campus) to create a unified, 22-acre K-12 school (the Project). The Project proposes to connect these two campuses via an underground tunnel under Lincoln Avenue and/or with an at-grade pedestrian crossing across Lincoln Avenue. There are 12 existing buildings on the proposed South Campus. Generally, these existing buildings are in fair condition on the exterior, but in poorer conditions in the interior. The Project proposes to remove eight of the twelve existing buildings on the proposed South Campus, to rehabilitate three existing buildings identified as historic resources for use as school facilities, and to use one existing building for school-related or potentially short-term employee housing. The Project also includes a proposal to construct a new Performance Arts Center (for student curriculum relating to theater, music, dance and culture) and to construct two new small structures (each 1,500 square-feet, one for maintenance and the other as a link to the proposed pedestrian tunnel, housing an elevator). The Project also proposes a one-way circulation loop driveway on the proposed South Campus to provide off-street drop-off and pick-up space, thereby eliminating pick-up and drop-off activities (other than for buses) from Lincoln Avenue and reducing turn-around traffic in adjacent

	neighborhoods. The Project also proposes to increase permitted student enrollment by 344 students over the currently allowed enrollment of 906 students, to a maximum student enrollment of 1,250 students.
Applicant:	Crystal Land, Head of School
Phone Number:	510 351-1300
Owner:	Head-Royce School
Case File Number:	PLN-18532 and PLN18152- ER01
Planning Permits Required:	Planned Unit Development, Conditional Use Permit, Major Encroachment Permits with Californian Environmental Quality Act (CEQA) analysis through an Environmental Impact Report (EIR), which will require certification for Project approval.
General Plan:	Institutional; Hillside Residential
Zoning:	RD-1; RH-4
Environmental Determination:	The Draft Environmental Impact Report (DEIR) was published for a 45-day review period from November 5, 2021 to December 20, 2021.
Historic Status:	PDHP C-3
City Council district	4
Status:	Under Review
Staff Recommendation	Receive public and Planning Commission comments on the DEIR.
Action to be Taken:	No action to be taken by the Planning Commission on the DEIR other than to provide comments.
For further information:	Rebecca Lind: Phone: (510) 672-1474 or by email: rlind@oaklandca.gov.

Staff Planner: Rebecca Lind gave a verbal description of the item with project map PDF

Applicant: Crystal Land and Michael Riebe (Engineer), gave a PDF presentation with detailed Description of the project

Public Speakers:

1. Peter Smith
2. Kurt Scherer
3. Kimi Kean
4. Kristine Wyndham
5. Naomi Schiff
6. Ito Ribstein
7. Jeff Quittman
8. Grace Hu
9. Prashanthi Raman
10. Chris Woo
11. Chris Dunlap
12. Christin Dwelley
13. Eugene Vann
14. Barbara Gee
15. Harris Broady
16. Linsey Morrison
17. Laurie Schrager
18. Mathew Lin
19. Annie Prozan
20. Bob Stein
21. Willie Adams
22. Vangeria Harvey
23. Brock Williams
24. Andy Spear
25. Saya McKenna
26. Mike Evans
27. Maurine DeCoste
28. Carla Foster
29. Ken Dupee

- Action:**
1. Public and planning commission made comments on the Draft Environmental Review Report.
 2. Close the public hearing with respect to receipt of oral comments; written comments Will be accepted until 5:00PM on December 20, 2021.

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 **PC - November 17, 2021**
Motion to Approve by: Sugrue
Seconded by: Renk
Action: 6 Ayes, 0 Noes
- Correspondence None
- City Council Actions None

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



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING: January 12, 2022