



*Amanda Monchamp, Chair*  
*Tom Limon, Vice-Chair*  
*Jonathan Fearn*  
*Nischit Hegde*  
*Clark Manus*  
*Jahmese Myres*  
*Sahar Shirazi*

**December 4, 2019**  
**Regular Meeting**

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**MEAL GATHERING**    **5:00pm**    **Building Bridges Conference Room, City Hall, 3<sup>rd</sup> Floor**

**BUSINESS MEETING**    **6:00pm**    **Hearing Room 1, City Hall, One Frank H. Ogawa Plaza**

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## ROLL CALL

### **Commissioners Present:**

Clark Manus, Jonathan Fearn, Sahar Shirazi,  
Amanda Monchamp, Tom Limon

### **Excused:**

Jahmese Myers, Nischit Hegde

### **Staff Present:**

Robert Merkamp, Desmona Armstrong  
Brian Mulry, Ed Manassee, Maurice Brenyah-Addow

## WELCOME BY THE CHAIR

Chair Monchamp

## COMMISSION BUSINESS

**Agenda Discussion**            Robert Merkamp stated recommendation to move Open Forum to beginning of agenda

**Director's Report**            **Background and recommendations concerning Lighthouse School**

**Action made by:** Robert Merkamp to accept additions to the Director Report and make available To the Commerssioners and the public during the hearing

**Motions approved by:** Monchamp

**Seconded by:** Fearn

**Action:** 5 Ayes, 0 Noes

Ed Manassee gave a verbal description of the recommendations

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Maurice Brenyah-Addow provided supporting responses to commissioners

**PUBLIC SPEAKERS:** 1. Omar Wondero 2. Jeff Camerillo. 3. Emily Leon 4. Alexis Pelosi. 5. Denon Febion. 6. Carmen Medina 7. Cynthia Arrington. 8. Melvin Landry. 9. Anjuar Zaied. 10. Carey McDaniel 11. Kimmy Keen

Lighthouse staff provided input on traffic concerns

**Committee Reports** Commissioner Manus reported out that RAC met Dec 4, 2019 And voted unanimously to Affirm Staff’s Determination on the Zoning Administrators Report

**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 or less speakers on an item, and one minute or less if there are more than six speakers.

**PUBLIC SPEAKERS:** 1. Angela Geneno 2. Kim Lucas

**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.

<b>1. Location:</b>	<b>9777 Golf Links Road</b>
<b>Assessor’s Parcel Number(s):</b>	<b>048 565500300</b>
<b>Proposal:</b>	To establish beer and wine sales during open Zoo hours at existing restaurants and concession stands, and allow the serving of beer, wine, and spirits at after-hours special events.
<b>Applicant:</b>	Steve Rawlings
<b>Contact Person/ Phone Number:</b>	(951) 667-5152
<b>Owner:</b>	City of Oakland
<b>Case File Number:</b>	<b>PLN18500</b>
<b>Planning Permits Required:</b>	Major Variance for Alcoholic Beverage Sales with additional finding of Public Convenience or Necessity
<b>General Plan:</b>	Urban Park and Open Space



<b>Zoning:</b>	OS (SU)
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); and Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	OCHS Rating: C3
<b>City Council District:</b>	7
<b>Finality of Decision:</b>	Appealable to City Council within 10 days
<b>For Further Information:</b>	Contact case Planner Brittany Lenoir at (510) 238-4977 or by email: <a href="mailto:blenoir@oaklandca.gov">blenoir@oaklandca.gov</a>

<b>2. Location:</b>	<b>Three vacant lots northwest of 5800 Westover Drive</b>
<b>Assessors Parcel Number:</b>	048D-7282-060-00, 048D-7282-061-00, and 048D-7282-062-04
<b>Proposal:</b>	One Year Time Extension of the planning entitlements for previously-approved subdivision involving a Shared Access Facility.
<b>Owner /Applicant:</b>	Kirk Miller (415)567-8885
<b>Planning Permits Required:</b>	Time Extension of the approval of Tentative Parcel Map to merge three lots and re-subdivide them into four lots; and Minor Conditional Use Permit to: 1) construct a Shared Access Facility to provide vehicular access to serve the subject lots, and 2) allow a subdivision involving two or more lots and/or moving of lots lines more than five feet in the R-20, R-30 (currently RH-3 & RH-4) and S-10 zones.
<b>General Plan:</b>	Hillside Residential
<b>Zoning:</b>	RH-3 & RH-4 Hillside Residential S-9 Fire Safety Protection Combining Zone S-10 Scenic Route Combining Zone
<b>Environmental Determination:</b>	Exempt: Section 15332, infill development Section 15303, new construction of small structures; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
<b>Historic Status:</b>	Area of Primary Importance (API)
<b>City Council District:</b>	4
<b>Status:</b>	Entitlements currently extended through December 31, 2018.
<b>Staff Recommendation:</b>	Decision based on staff report
<b>Finality of Decision:</b>	Appealable to City Council within 10 days
<b>For Further Information:</b>	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a>

**Motion made by:** Manus to approve both items on the Consent Calendar

**Seconded by:** Fearn

**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 indicate the case number and submit a self-addressed stamped envelope, for each case.

Planning Commission decisions that involve “major” cases (e.g., major variances, major conditional use permits) are usually appealable to the City Council. If any interested party seeks to challenge such decision in court, an appeal **must be filed** within ten (10) calendar days of the date of the announcement of the Planning Commission decision and by 4:00 p.m. An appeal shall be on a form provided by the Planning and Building Department, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the case planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Planning Commission or wherein their decision is not supported by substantial evidence and must include payment of the required fee in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you from challenging the City’s decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so will preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Planning Commission prior to the close of the Planning Commission’s public hearing on the matter.

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.

**ITEM REMOVED FROM DECEMBER 4, 2019 AGENDA TO DATE TO BE DETERMINED**

<b>3.</b>	<b>Location:</b>	<b>2715 Adeline Street (See map on reverse)</b>
	<b>Assessors Parcel Number:</b>	<b>005-0446-001-01; 005-0446-001-02; 005-0446-008-01</b>
	<b>Proposal:</b>	<del>To demolish an existing industrial structure except for the old brick facade (formerly, the Coast Sausage Company), and construct a new 122,600 square foot work live and 20,000 square foot commercial/light industrial building.</del>
	<b>Owner:</b>	Oakland Lofts, LLC.
	<b>Applicant:</b>	Owow—Jeremy Harris (858)449-5270
	<b>Planning Permits Required:</b>	Major Conditional Use Permit to create 106 Work Live units; Major Design Review for a development project involving more than 25,000 square feet of non-residential floor area
	<b>General Plan:</b>	Business Mix
	<b>Zoning:</b>	<b>CIX-1A/1B/S-19</b>



<b>Environmental Determination:</b>	A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions: 15183— Projects consistent with a community plan, general plan, or zoning; 15183.3— Streamlining for in-fill projects; and/or 15162 & 15164— Addendum to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and West Oakland Specific Plan (2014) EIRs. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 <sup>nd</sup> Floor, Oakland CA 94612
<b>Historic Status:</b>	Not a Potential Designated Historic Property (PDHP); Survey Rating: D3 & *d3
<b>City Council District:</b>	3
<b>Status:</b>	Pending
<b>Action to be Taken:</b>	Decision on application based on staff report
<b>Staff Recommendation:</b>	Approval subject to conditions
<b>Finality of Decision:</b>	Appealable to City Council
<b>For Further Information:</b>	Contact case planner Maurice Brenyah Addow at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a>

**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.

**ITEM REMOVED FROM DECEMBER 4, 2019 AGENDA TO JANUARY 22, 2020 AGENDA**

<b>4.</b>	<b>Location:</b>	<b>1316 97<sup>th</sup> Avenue</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>044 49700200</b>
	<b>Proposal:</b>	Appeal of the Zoning Manager’s Determination filed under DET190017 regarding the recognized legal number of units.
	<b>Applicant/Owner:</b>	Zulki Khan
	<b>Case File Number:</b>	<b>DET190017-A01</b>
	<b>Planning Permits Required:</b>	None
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2
	<b>Environmental Determination:</b>	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15306, Information collection
	<b>Historic Status:</b>	PDHP, OCHS Rating: C3
	<b>City Council District:</b>	7



<b>Finality of Decision:</b>	Final (not administratively Appealable pursuant to OMC Sec. 17.132.030)
<b>For Further Information:</b>	Contact case planner <b>Brittany Lenoir</b> , Planner I at (510) 238-4977 or <a href="mailto:blenoir@oaklandca.gov">blenoir@oaklandca.gov</a>

**COMMISSION BUSINESS**

**Approval of Minutes**

**September 18, 2019**

Motion to approve: made by Manus  
Seconded by: Shirazi  
Action: 5 Ayes, 0 Noes

**October 16, 2019**

Motion to approve: made by Manus  
Seconded by: Shirazi  
Action: 3 Ayes, 2 Obstain

**Correspondence**

None

**City Council Actions**

None

**ADJOURNMENT**

7:49 P.M.

**ROBERT D. MERKAMP**  
Zoning Manager  
Secretary to the Planning Commission  
Planning and Building Department

**NEXT REGULAR MEETING:** December 18, 2019