



Oakland City Planning Commission

MINUTES

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

February 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:

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

Staff Present:

Catherine Payne, Brian Mulry, Desmona Armstrong,
Michele Morris, Ed Manassee, Greg Minor,
Heather Klein, Bijal Patel

SECRETARY RULES OF CONDUCT

Catherine Payne

COMMISSION BUSINESS

- Agenda Discussion
- Director's Report

Commissioner Limon announced his recusal for Item #1
And approval of the Minutes is moved to the beginning of
The meeting

Citywide Report on Council Billboard Resolution

Ed Manassee gave a verbal report of the Resolution.

Motion made by: Hegde to move the Council Billboard
Resolution to the Zoning Update Committee on
March 10, 2021 at 3:00PM



Seconded by: Shirazi

PUBLIC SPEAKERS:

- 1. Noel Gallo
- 2. Isaac Kos-Reed

- Informational Reports
- Committee Reports
- Commission Matters
- City Attorney’s Report

None

Shirazi made comments referencing zoning codes and the Process to re-examine the zoning codes in regard to equity.

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.

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:	1834 Park Boulevard
Assessor's Parcel Number:	021 023001500
Proposal:	To allow a Group Assembly Commercial activity for a theater with an accessory cannabis dispensary use and on-site consumption within the existing historic Parkway Theater.
Applicant:	Tyler Kobick, Design Draw Build
Phone Number:	(510) 833-2643
Owner:	Ming Wa, LLC
Case File Number:	PLN20161
Planning Permits Required:	Minor Conditional Use Permit for Group Assembly Commercial Activity and a theater
General Plan:	Neighborhood Center Mixed Use
Zoning:	CN-3
Environmental Determination:	Exempt per CEQA Sections 15301: Existing Facilities; 15331: Historical Resource Restoration-Rehabilitation; and 15183 – Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Local Register; OCHS Rating: B2+
City Council District:	2
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 Michele Morris at (510) 238-2235 or by email: Mmorris2@oaklandca.gov

Staff Member: Michele Morris gave a verbal presentation of the project
 Greg Minor, provided comments surrounding cannabis procedures and permit requirements

Applicant: Tyler Corbit, Architect gave a PDF presentation for the project

Public Speakers: 1. Antwon Clويد. 2. Mario Fernandez. 3. Daniel Levy. 4. Alex Harbaugh
 5. David Wofford. 6. Judy Elkan 7. Jen Miller

Motion made by: Fearn to Affirm staff's environmental determination and Approve the Minor Conditional Use Permit subject to the Findings and Conditions attached to this report.

Action: 6 Ayes, 0 Noes, 1 absent

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 January 20, 2021
Motion made by: Manus to approve Jan 20, 2021 Minutes
Seconded by: Limon
Action: 4 Ayes, 0 Noes

August 21, 2019
Motion made by: Manus to approve Aug 21, 2019 Minutes
Seconded by: Limon
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
Acting Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING: March 3, 2021