



Oakland City Planning Commission

**AGENDA (Online)
Revision 1**

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

January 20, 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.

The following are instructions on how the public may observe and/or participate in the Oakland City Planning Commission meeting:

OBSERVE BY: The public may view the televised video conference by viewing KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99 and locating City of Oakland KTOP – Channel 10 or via the city's website stream.

You are invited to a Zoom webinar.

When: Jan 20, 2021 03:00 PM Pacific Time (US and Canada)

Topic: January 20, 2020 Planning Commission Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/97908647305>

Or iPhone one-tap :

US: +16699006833,,97908647305# or +14086380968,,97908647305#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 408 638 0968 or +1 346 248 7799 or +1 253 215 8782 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 979 0864 7305

International numbers available: <https://zoom.us/u/adXRaYlKu>

**Instructions on how to join a meeting by video conference are available at:
<https://support.zoom.us/hc/en-us/articles/201362193> Joining-a-Meeting.**



HOW TO COMMENT ON A PUBLIC MEETING:

Public comments will be taken at the time of each eligible Agenda item.

If you are a Zoom video Conference participant

To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on an eligible agenda item. You will then be unmuted during your turn and allowed to make public comments. After the allotted time, you will then be re-muted. Instructions on how to “Raise Your Hand” are available at: <https://support.zoom.us/hc/en-us/articles/205566129> – Raise-Hand-In-Webinar.

If you are a phone participant

To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “*9” to request to speak when Public Comment is being taken on an eligible agenda Item. You will then be unmuted during your turn and allowed to make public comments. Then, press “*6” to unmute yourself in order to speak. After the allotted time, you will then be re-muted. Instructions on how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> – Joining-a-meeting-by-phone. If you have any questions, please email Desmona R. Armstrong at Drarmstrong@oaklandca.gov

• **IMPORTANT THINGS TO REMEMBER DURING YOUR PUBLIC COMMENT PERIOD**

1. **ALL ATTENDEES SHALL BE MUTED UPON ENTRY**
2. Please do not raise your hand if the item currently being heard is not the item you wish to speak on. We will call for public testimony on each item individually. When the item you’re interested in is called and public speakers are invited to raise their hands, raise yours then and we will call them all in the order they’re raised.
3. You may of course speak on multiple items but your comments during each item must address the item currently under discussion. Speakers attempting to speak about items other than the item currently under consideration will be muted and asked to wait for the item they’re here to speak about to be called.

HOW TO ADDRESS THE PLANNING COMMISSION

- 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 5:00 p.m. the Friday before the meeting, at www.oaklandca.gov (under “Planning Commission.”) 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 Desmona Armstrong at Drarmstrong@oaklandca.gov.
- 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.
- Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Desmona Armstrong at Drarmstrong@oaklandca.gov at least **48 hours** prior to the meeting. We are unable to accommodate late material, at this time.



- Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, comments must be provided to the case planner electronically at least 24 hours prior to the meeting being started.

MEETING CALL TO ORDER

WELCOME BY THE CHAIR

ROLL CALL

SECRETARY RULES OF CONDUCT

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 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.

ITEM #1 CONTINUED TO JANUARY 20, 2021 FROM PC DECEMBER 16, 2020

1.	Location:	2011-2195 Wood Street (Development Area 8) A 2.54-Acre city block bounded by Wood Street, 20th Street, West Grand Avenue, and Frontage Road
	Proposal:	1. Reconsideration/Modification of VTPM8555 Condition of Approval #82 requiring public Improvements for previously-approved new mixed-use (residential/commercial) development involving 235 residential units and 13,615 flex commercial spaces to be completed in two phases; and 2. Parking Variance to relocate 218 required parking spaces to adjacent off-site locations.
	Applicant:	Holiday Development - Mark Trainer
	Phone Number:	(510)588-5136
	Owner:	Central Station Land, LLC
	Case File Number:	PLN14-262-PUDF01-R02
	Planning Permits Required:	1.) Reconsideration/Modification of VTPM8555 Condition of Approval #82 requiring public Improvements for previously-approved new mixed-use (residential/commercial) development involving 235 residential units and 13,615 flex commercial spaces to be completed in two phases; and 2.) Minor Variance to relocate 218 required parking spaces to adjacent off-site locations
	General Plan:	Urban Residential
	Zoning:	D-WS - Wood Street Zoning District
	Environmental Determination:	State CEQA Guidelines: Pursuant to Section 15162, the project relies on previous EIR (ER03-0023) for Wood Street certified on March 16, 2005 and the West Oakland Specific Plan EIR certified on July 29, 2014 and Section 15183, projects consistent with a community plan, general plan or zoning.
	Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
	City Council district	3
	Status:	Planning Commission approval on December 3, 2014. Entitlements extended through December 3, 2020



Staff Recommendation	Decision on application based on staff report
Finality of Decision:	Appealable to City Council within 10 days
For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

2.	Location: 2424 Webster Street (APN: 008-672-014-01; -018-00; & -019-00)
	Proposal: To demolish three existing commercial buildings and construct a new twelve-story office building of approximately 161,000 square feet including approximately 11,000 square feet of retail at the ground floor. The proposal includes a subterranean parking garage with access off of Webster Street.
	Applicant: Elisse Douglass/ Signature Development Group
	Phone Number: 510-251-9270
	Owner: 2410 Webster Investors LLC
	Case File Number: PLN19-148
	Planning Permits Required: Regular Design Review for new construction of a non-residential building exceeding 25,000 square feet, including demolition findings and findings to extend building height into adjacent zone, Minor Variance for one loading berth where three are required, and Vesting Tentative Parcel Map for lot merger and three lot vertical subdivision.
	General Plan: Central Business District
	Zoning: D-BV-1 (BVDSP Retail Priority Site 3C) D-BV-2
	Environmental Determination: A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15183 - Projects consistent with a community plan, general plan, or zoning; 15164 – Addendum to the 2014 certified Broadway Valdez District Specific Plan EIR and/or; 15168 - Program EIR’s. Each of which provides a separate and independent basis for CEQA compliance.
	Historic Status: 2428 Webster Street – OCHS Rating: Ec3 2406 Webster Street – OCHS Rating: C3
	City Council district 3
	Staff Recommendation Approve the project subject to Conditions of Approval
	Finality of Decision: Appealable to City Council
	For further information: Contact Case Planner Pete Vollmann at (510)238-6167 or by email at pvollmann@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 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.

3.	Location:	2084 Mountain Blvd (APN No. 048F-7352-016-01)
	Proposal:	Appeal of an approval of a Minor Conditional Use Permit for Personal Instruction and Improvement Service (Orangetheory Fitness personal training) activity on the ground floor of a multi-tenant commercial building.
	Appellant:	Mark Sutro
	Phone Number:	415-515-6995
	Owner:	TROJAN DEVELOPMENT ASSOCIATES IV LLC
	Case File Number:	PLN20299-A01
	Planning Permits Required:	Appeal Zoning Manager’s approval of Minor Conditional Use Permit for a Personal Instruction and Improvement Service Commercial Activity on the Ground Floor
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-1
	Environmental Determination:	15305 – Minor Alterations in Land Use; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	X
	City Council district	4
	Staff Recommendation	Deny Appeal and uphold Staff’s approval of Conditional Use Permit
	Finality of Decision:	Final
	For further information:	Contact Case Planner Rebecca Wysong at (510)238-3123 or by email at rwysong@oaklandca.gov



COMMISSION BUSINESS

- Approval of Minutes December 2, 2020
 December 16, 2020
- Correspondence
- City Council Actions

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: February 3, 2021