



Oakland City Planning Commission

MINUTES

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

July 1, 2020
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

ROLL CALL

Present: Monchamp, Limon, Fearn, Hegde, Manus, Shirazi

Excused: Leopold Ray-Lynch

Staff: Robert Merkamp, Ed Manassee, Brian Mulry, Desmona Armstrong

WELCOME BY THE CHAIR

COMMISSION BUSINESS

- Agenda Discussion - Item #1 has been continued to a date uncertain
- Item #2 Has been continued to July 15, 2020 PC Agenda

- Director's Report 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.

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.

ITEM CONTINUED TO A DATE UNCERTAIN

1.	Location:	439 Water Street. APN:018-0415-005-00 (Jack London Square Parcel D)
	Proposal:	Conversion of an existing 910 sq. ft. café and 998 sq. ft. outdoor patio area into beer and wine bar. The project includes interior tenant improvements.
	Applicant:	Rebecca Boyles / Beer Revolution
	Phone Number:	(510) 355-5858
	Owner:	Rebecca Boyles / CIM Group
	Case File Number:	PLN20058
	Planning Permits Required:	Major Conditional Use Permit to allow an Alcoholic Beverage Sales Commercial Activity (beer & wine bar establishment).



General Plan:	Estuary Policy Plan/EPP Retail Dining Entertainment 1
Zoning:	C-45 Community Shopping Commercial Zone.
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operations); and Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Not a Historic Building or in a Historic District
City Council district	3
Status:	Pending
Staff Recommendation	Approval subject to the attached Conditions of Approval
Finality of Decision:	Appealable to City Council within 10 days.
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandca.gov

ITEM CONTINUED TO JULY 15, 2020 AGENDA

2.	Location:	Citywide
	Proposal:	Proposed pilot program to allow a single recreational vehicle to be occupied on undeveloped properties in all zones that permit residential activities with the exception of the S-9 Fire Safety Protection Combining Zone. The pilot program establishes a Temporary RV Occupancy Permit valid for one year and includes health and safety requirements such as providing utilities, preventing blight, and maintaining habitable recreational vehicles.
	Applicant:	City Administrator
	Case File Number:	ZA20005
	Planning Permits Required:	Oakland Municipal Code Amendment
	General Plan:	Citywide
	Zoning:	Citywide
	Environmental Determination:	This proposal is exempt from CEQA pursuant to CEQA Guidelines sections 15061(b)(3) (General Rule), 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations of Land), 15311 (Accessory Structures), 15322 (In-Fill Development Projects), 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)
	City Council District	Each district
	Status:	Pending
	Action to be Taken:	Recommendation to City Council
	Staff Recommendation	Recommend Code amendments to City Council
	Finality of Decision:	Recommendation to City Council
	For further information:	Contact case planner Ed Manasse at 510-238-7733 or by e-mail at emanasse@oaklandca.gov

3.	Location:	0 Ridgemont Drive
	Assessor's Parcel Number(s):	037A315100205
	Proposal:	Scoping session for environmental review of development of a 20-acre undeveloped parcel located on a sloped hillside located off of Campus Drive. The project would develop 2.5 acres of the site for 19 residential townhouses, associated utilities, and one access roadway. The remaining 17.5 acres would remain as open



	space maintained by the Homeowners Association or other mitigation entity as deemed appropriate through the environmental analysis.
Applicant:	Dr. Collin Mbanugo
Contact Person/Phone Number:	Patricia Curtin, (510) 834-6600
Case File Number:	PLN18407, PLN18407-ER01
General Plan:	Resource Conservation
Zoning:	Hillside Residential (RH-1)
Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A NOP to prepare the EIR was published on June 19, 2020. The comment period for the NOP ends on July 20, 2020.
Historic Status:	NA
City Council District:	6
Action to be Taken:	Receive public and Planning Commission comments about what information and analysis should be included in the EIR.
For Further Information:	Contact Case Planner Dara O’Byrne at (510) 238-6983 or by email at dobyrne@oaklandca.gov .

Staff Member: Dara O’Byrne gave a project description

Applicants: Tony Pantaleoni, Architect gave a PowerPoint presentation

- Public Speakers:**
1. John Gullioro
 2. Khlaled
 3. Rena Rickles
 4. Don Strousus
 5. Lisa Saludin
 6. Lavina Kernaub
 7. Barbara Fetterier
 8. Kay Carney-Filmore
 9. Medirah Sahid
 10. Stalfana Bello-Broadhead
 11. Emily Rosenberg
 12. Van Bauch
 13. Joseph Simas
 14. Kelly McCowan
 15. Amanda Steigerwald
 16. Al Emilioung
 17. Kitty

Motion: None (No motion due to scoping session only)

Action: None

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 None
- Correspondence None
- City Council Actions None

ADJOURNMENT 4:14 P.M.

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

NEXT REGULAR MEETING: July 15, 2020