



# Oakland City Planning Commission

**AGENDA (Online)**

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

**July 21, 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.

Hi there,

You are invited to a Zoom webinar.

When: Jul 21, 2021 03:00 PM Pacific Time (US and Canada)

Topic: July 21, 2021 Planning Commission Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/97110662465>

Or One tap mobile :

US: +16699006833,,97110662465# or +14086380968,,97110662465#

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 +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592

Webinar ID: 971 1066 2465

International numbers available: <https://zoom.us/u/abhcioV6XF>

**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](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](mailto: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](http://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](mailto: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](mailto: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                      Status Report for 2021 Mills Act Contract Recommendations
- 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.

<b>1.</b>	<b>Location:</b>	<b>Brooklyn Basin (including 845 Embarcadero, 1-9<sup>th</sup> Ave)</b>
	<b>Assessor’s Parcel Number:</b>	018-0430-001-14, 018-0460-004-06, 08, and 11, and 018-0465-002-06, 12, 15, 27, 29, and 30
	<b>Proposal:</b>	Public Hearing on the Draft Supplemental Environmental Impact Report to obtain comments on the environmental analysis for the Brooklyn Basin Marina Expansion Project, which would modify the previously approved 64.2-acre project analyzed under the 2009 Oak-to-Ninth Avenue EIR (2009 EIR). The Project Modifications include an increase of 600 residential units (for a Project site total of up to 3,700 units), an update to the parking ratios, and an expansion of the approved marina infrastructure and operation including increasing the number of slips by 158, and marina improvements to accommodate a water taxi/shuttle service.
	<b>Applicant:</b>	Zarsion-OHP 1, LLC, Eric Harrison
	<b>Phone Number:</b>	(510) 251-9280
	<b>Owner:</b>	Zarsion-OHP 1, LLC
	<b>Case File Number:</b>	PUD06010-R02-ER01
	<b>Planning Permits Required:</b>	CEQA review for General Plan Amendment, Zoning Code Amendment, Revision to the Preliminary Development Plan for the PUD, Development Agreement Amendment, Conditional Use Permit
	<b>General Plan:</b>	Planned Waterfront Development
	<b>Zoning:</b>	Planned Waterfront Zoning District (PWD-4)/D-OTN-4/ OS/RSP
	<b>Environmental Determination:</b>	Draft Supplemental Environmental Impact Report was published for a 45-day review period from June 11, 2021 to July 26, 2021.
	<b>Historic Status:</b>	9 <sup>th</sup> Avenue Terminal Building OCHS Rating “A”
	<b>City Council district:</b>	2 – Nikki Fortunato Bas
	<b>Status:</b>	Under Review
	<b>Staff Recommendation:</b>	Receive public and Planning Commission comments on the Draft Supplemental Environmental Impact Report
	<b>Finality of Decision:</b>	No action to be taken by the Planning Commission other than to receive and provide comments on the DSEIR
	<b>For further information:</b>	Contact case planner <b>Catherine Payne</b> at (510) 915-0577 or by e-mail at <a href="mailto:cpayne@oaklandca.gov">cpayne@oaklandca.gov</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 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                      June 16, 2021 and September 2, 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:**                      August 4, 2021