



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

**June 2, 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, Jonathan Fearn  
Leopold Ray-Lynch, Clark Manus, Tom Limon

**Commissioners Excused:**

Sahar Shirazi

**SECRETARY RULES OF CONDUCT**

Catherine Payne

**COMMISSION BUSINESS**

- Agenda Discussion Secretary Payne, acknowledged today as Hegde’s last meeting as Oakland Planning Commissioner. Commissioner Sugrue has been appointed and will be introduced At the June 16, 2021, Planning Commission meeting. Monchamp has termed out but will continue her service as a hold over Until a new commissioner is appointed by the mayor’s office.
- Director’s Report None
- Informational Reports None
- Committee Reports Manus reported out on Design Review Meeting on May 26, 2021



RAC May 20, 2021, will be reported out by Shirazi next meeting

- Commission Matters

Chair, Limon and Commissioner's present commended Hegde On her service as Oakland Planning Commissioner.

Hegde gave her appreciation for her service as Commissioner

- 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:

1. Naomi Schiff.
2. Patrick Traughbu
3. Graham King.
4. Paul Kobel
5. Ossata Olugbala

## 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> 1925 Brush Street
	<b>Assessor's Parcel Number:</b> 003 004700901
	<b>Proposal:</b> Demolish an existing industrial building and construct three three-story buildings containing a total of 18 townhomes. The project includes nine parking spaces and a car share parking space, the merging of three lots into one, and the creation 18 condominiums.
	<b>Applicant:</b> Alex Walter, Riaz Development
	<b>Contact Person/ Phone Number:</b> Alex Walter (609)707-7644
	<b>Owner:</b> Snowdrop Patrick LLC
	<b>Case File Number:</b> PLN20149/PLN21050
	<b>Planning Permits Required:</b> Major Conditional Use Permit for the construction of more than six dwelling units in the RM-4 Zone; Variance for providing usable open space further than 20 feet from the units served; Regular Design Review approval for new construction and creating new dwelling units; and Tentative Parcel Map for the creation of condominiums and the merging of parcels.
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> Mixed Housing Type Residential (RM) – 4/C Residential Commercial Combining Zone/S-20 Historic Preservation District Combining Zone.
	<b>Environmental Determination:</b> Exempt per CEQA Guidelines Sections 15332-Infill Development; Section 15315-Minor Land Divisions and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b> Non-contributor to Local Register District; Office of Cultural Heritage Rating Ec3.
	<b>City Council District:</b> District 3 – Fife
	<b>Status:</b> Pending
	<b>Staff Recommendation:</b> Approve subject to Conditions of Approval
	<b>Finality of Decision:</b> Appealable to the City Council
	<b>For Further Information:</b> Please contact Neil Gray at (510)238-3878 or ngray@oaklandca.gov.

**Case Planner:** Neil Gray gave a verbal presentation of the project

**Applicant:** Seth Lang and Lisa Vilhauer gave a PDF presentation of the projects. Toby Levy architect gave project design input.

**Public Speakers:**

1. Patrick Traugher
2. Naomi Schiff.
3. Assata Olughala.
4. Sonja Ronstock
5. Michael Casey Bradley

**Motion made by Vice-Chair Manus to:**

1. Affirm staff's environmental determination.
2. Approve the Conditional Use Permit, Regular Design Review Permit, and Subdivision map subject to the attached findings and conditions.
3. Add friendly amendment from Monchamp to add a condition of approval for the applicant to apply for and pay the initial application fees for a residential parking permit program.



Seconded by: Fearn

Action: 6 Ayes, 0 Noes

<b>2.</b>	<b>Location:</b>	Citywide
	<b>Proposal:</b>	Amend the Planning Code for Accessory Dwelling Units (ADUs) – currently termed Secondary Units in the Planning Code – to bring the local ordinance into compliance with recent State legislation. The major proposed amendments include: 1) new standards for the processing, number, size, height, parking, location, landscaping, and setbacks for the construction of new ADU structures and ADUs within existing accessory buildings, single-family homes, and two-family and multi-family buildings; 2) establishment of regulations for Junior Accessory Dwelling Units (JADUs) within single family homes; 3) introduction of objective standards to streamline approval of ADUs; 4) objective standards for the design and location of ADUs; 5) regulations for ADUs in mini-lot developments; and 6) the prohibition of all ADUs and JADUs within the “Very High Fire Hazard Severity Zone,” as designated by the State of California; and amendment of the S-9 Zone Map boundary to be consistent with the “Very High Fire Hazard Severity Zone.”
	<b>Applicant:</b>	City of Oakland
	<b>Case File Number:</b>	ZA21006
	<b>General Plan:</b>	Citywide
	<b>Zoning:</b>	Citywide
	<b>Environmental Determination:</b>	The proposed amendments to the Planning Code rely on the previously certified Final Environmental Impact Reports for the Coliseum Area Specific Plan (2105); Broadway Valdez Specific Plan (2014); West Oakland Specific Plan (2014); Central Estuary Area Plan EIR (2013); Land Use and Transportation Element of the General Plan (1998); the Oakland Estuary Policy Plan (1998); the West Oakland, Central City East, Coliseum, and Oakland Army Base Redevelopment Areas; the 1998 Amendment to the Historic Preservation Element of the General Plan; the 2007-2014 Housing Element Final EIR (2010); and various Redevelopment Plan Final EIRs (collectively, “EIRs”). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment).
	<b>City Council District:</b>	All districts
	<b>Status:</b>	Went to Zoning Update Committee on April 15, 2021 for comments.
	<b>Staff Recommendation:</b>	Planning Commission will receive public comment, discuss, and make recommendation to City Council to adopt legislation as set forth in the Staff Report.
	<b>Finality of Decision:</b>	Recommendation to City Council; Final decision by City Council
	<b>For Further Information:</b>	Contact case planner <b>Ruslan Filipau</b> at <b>510-238-3491</b> or <b>rfilipau@oaklandca.gov</b>

**Case Planner:** Laura Kaminski gave a verbal presentation of the new Citywide amendment. Nick Luby, OFD, Deputy Chief gave

**Public Speakers:**

1. Daniniy Gonzalez
2. Patrick Traugher
3. Shumsha Harif-Cruz
4. Danielle Hunt
5. Ms. Nina Mackenzie
6. Kiran Shenoy
7. Howard Matis
8. Stan Weisner
9. Bryce Nesbitt
10. Craig Lyall
11. Kayla Haimovitz

12. Dan Quigley. 13. Jim Laner. 14. Verena Sherrer. 15. Scott Selmanoff. 16. Michael Meyer. 17. Paul Kobel  
 18. Hope Tolliver. 19. Michelle Periz. 20. Elizabeth Stage. 21. Brendan Irvine-Broque. 22. Jennifer Andersona  
 23. Laura Blair. 24. Sharon J. Washington. 25. Rod Divelbiss. 26. Debra Sanderson. 27. Katrina Brekenmeiser  
 28. Joe Testa. 29. Stephanie McCammon. 30. Ryan O’Connell. 31. Donna Egan. 32. Joe Battle  
 33. Brandon Washington 34. Norman Banks 35. Rebecca Brogan 36. Nico Nagle. 37. Shawna Brechy-Reed  
 38. Tor Unsworth 39. Sarah Musa. 40. Regina Hawkins 41. Carrie Shores Diller. 42. Steve Edrington  
 43. Veronica. 44. Solon Steward-Rose 45. Anne Tiss 46. Ven Kasireddy. 47. Salvador Garcia  
 48. Jay De Los Eres 49. Sally Elkington. 50. Marly Carlisle 51. Kris Holm. 52. Sarah M 53. George Frasier  
 54. Touria Schmidt

**Motion made by Monchamp to:**

1. Continue item to a date uncertain
2. Reopen Public Comment period at the time of noticing for the future public hearing
3. Direct staff to work with HCD prior to item being heard again by the commission
4. Respond and update proposal to address public comments made at Planning Commission during initial hearing.

**Seconded by:** Hegde

**Action:** 5 Ayes, 0 Noes, 1 Recusal

<b>3.</b>	<b>Title:</b>	Construction Innovation and Expanded Housing Options, Including Recreational Vehicles
	<b>Location:</b>	Citywide
	<b>Proposal:</b>	Amend the Planning Code to promote cost-efficient housing construction and increased housing affordability. The amendments would (1) allow residential occupancy of recreational vehicles in all zoning districts where residential uses are permitted (2); allow mobile homes and manufactured homes in all zoning districts where residential uses are permitted; (3) establish density and open space regulations for efficiency dwelling units; and (4) establish special height regulations for modular construction.
	<b>Applicant:</b>	City of Oakland
	<b>Case File Number:</b>	ZA21013
	<b>General Plan:</b>	Citywide
	<b>Zoning:</b>	Citywide
	<b>Environmental Determination:</b>	The proposed amendments to the Planning Code rely on the previously certified Final Environmental Impact Reports for the Coliseum Area Specific Plan (2105); Broadway Valdez Specific Plan (2014); West Oakland Specific Plan (2014); Central Estuary Area Plan EIR (2013); Land Use and Transportation Element of the General Plan (1998); the Oakland Estuary Policy Plan (1998); the West Oakland, Central City East, Coliseum, and Oakland Army Base Redevelopment Areas; the 1998 Amendment to the Historic Preservation Element of the General Plan; the 2007-2014 Housing Element Final EIR (2010); and various Redevelopment Plan Final EIRs (collectively, “EIRs”). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with



	General Plan and Zoning) and 15303 (new construction or conversion of small structures).
<b>City Council District:</b>	All districts
<b>Staff Recommendation:</b>	Planning Commission will receive public comment, discuss, and make recommendation to City Council to adopt legislation as set forth in the Staff Report.
<b>Finality of Decision</b>	Recommendation to City Council; Final decision by City Council
<b>For Further Information:</b>	Contact Darin Ranelletti, Policy Director for Housing Security, at 510-238-3460 or dranelletti@oaklandca.gov.

**Office of the Mayor:** Darin Ranelletti, Policy Directory for housing Security, gave a verbal and PowerPoint Presentation with audio for the item

**Public Speakers:**

1. James Van
2. Salvador Garcia.
3. Adam Garrett Clark.
4. Michael Bishop.
5. Jackie Zaneri
6. Candy Smallwood.
7. Tim Anderson.
8. Elizabeth Stage.
9. Nico Nagle

**Motion made by Hegde to:**

1. Continue item to a date uncertain
2. Move item forward to City Council and include information to address utility access and other thresholds With Recommendations for health and safety protections in the presentation package to the Council.
3. Have item return to Planning Commission as an Information Report within 12 months with updates and Recommendations from City Council.

**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

**May 5, 2021**

**Motion to approve by:** Manus

**Seconded by:** Fearn

**Action:** 5 Ayes, 0 Noes

- Correspondence
- City Council Actions

**NEXT SPECIAL MEETING:**

June 16, 2021

**ADJOURNMENT** By 7:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.

A handwritten signature in black ink, appearing to read 'Catherine Payne'.

**CATHERINE PAYNE**

Acting Development Planning Manager  
Planning and Building Department