



# Oakland City Planning Commission

## MINUTES

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

**March 3, 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**

Commissioner Limon

#### **WELCOME BY THE CHAIR**

Catherine Payne

#### **ROLL CALL**

#### **Commissioners Present:**

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

#### **SECRETARY RULES OF CONDUCT**

#### **COMMISSION BUSINESS**

- Agenda Discussion      None
- Director’s Report      None
- Informational Reports      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:** 1. David Peters

**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>1396 5<sup>th</sup> Street (APN: 004-0069-004-00)</b>
	<b>Proposal:</b>	Construct an eight-story residential building containing 222 dwelling units. The proposal would use the State Affordable Housing Density Bonus and will include 16 units designated as very-low income, and includes the use of a concession for the minimum required parking and development waivers for open space requirements.
	<b>Applicant:</b>	Scott Cooper / The Michaels Organization
	<b>Phone Number:</b>	(310) 709-1887
	<b>Owner:</b>	Oakland Housing Investors LP
	<b>Case File Number:</b>	PLN20-101



<b>Planning Permits Required:</b>	Regular Design Review for new construction, Minor Conditional Use Permit for driveway location, and Major Conditional Use Permit for a development project in excess of 100,000 square feet in the S-15 Zone. Tentative Parcel Map to merge the existing lots into one lot.
<b>General Plan:</b>	Community Commercial
<b>Zoning:</b>	S-15(W)
<b>Environmental Determination:</b>	A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15182 – Specific Plan exemption; 15183 - Projects consistent with a community plan, general plan, or zoning; 15183.3 – Qualified In-fill projects; and 15164 – Addendum to the 2014 certified West Oakland Specific Plan EIR; Each of the CEQA provisions provides a separate and independent basis for CEQA compliance. The CEQA Analysis may be reviewed on the City website at: <a href="https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-2020">https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-2020</a>
<b>Historic Status:</b>	Not a historic property
<b>City Council district</b>	3
<b>Staff Recommendation</b>	Approve the project subject to Conditions of Approval
<b>Finality of Decision:</b>	Appealable to City Council
<b>For further information:</b>	Contact Case Planner Pete Vollmann at (510)238-6167 or by email at <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a>

**Staff Member:** Pete Vollmann gave a verbal description of the project

**Applicant:** Scott Cooper, Mark Schirmer gave a PDF Presentation to introduce the project

**Public Speakers:** 1. David Peters 2. Kelilah Federman 3. Jason Gumattaotao 4. Tyler Schenk-Wasson 5. CM Carroll Fife, Oakland D3/Jason (liaison) 6. Assata Ogugbala

**Motion:** Made by Vice-Chair Manus to 1. Affirm staff’s environmental determination and adopt the attached CEQA Findings and 2. Approve the Conditional Use Permits, Design Review and Vesting Tentative Parcel Map subject to the attached findings and conditions.

**Seconded:** by Commissioner Shirazi

**Action:** 7 Ayes, 0 Noes

**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.

<b>2.</b>	<b>Location:</b> 2783 E. 12 <sup>th</sup> Street (APNs: 025 069700714, 025 069700715, 025 069700204, 025 069700306)
	<b>Proposal:</b> Appeal of an Administrative Determination to reject an Appeal based upon insufficient payment by the Appeal deadline.
	<b>Appellant:</b> Randall Whitney
	<b>Phone Number:</b> (925) 298-5929
	<b>Owner:</b> Doolittle Williams, LLC
	<b>Case File Number:</b> DET200076-A01-A01
	<b>Planning Permits Required:</b> Appeal of an Administrative Determination
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> M-30
	<b>Environmental Determination:</b> N/A
	<b>Historic Status:</b> Non-Historic Property
	<b>City Council district</b> 5
	<b>Staff Recommendation</b> Approval Subject to the Attached Conditions
	<b>Finality of Decision:</b> Final Decision; Not Administratively Appealable per Planning Code Section 17.132.030
	<b>For further information:</b> Contact case Planner <b>Gregory Qwan</b> at (510) 238-2958 or <a href="mailto:gqwan@oaklandca.gov">gqwan@oaklandca.gov</a>

**Staff Member:** Gregory Quan gave a verbal presentation of the Appeal

**Appellant:** Randall Whitney gave a PDF presentation to the appeal

**Applicant:** John Kelvin, applicant representative, gave a verbal presentation

**Motion:** by Vice-Chair Manus moved to Deny Appeal DE200076-A01-A01 and Uphold the Zoning Manager’s Determination that Appeal DET 200076-A01 was not filed and paid in a timely manner, based on the substantial evidence presented in the staff report and the testimony provided at the Planning Commission Hearing.

**Seconded:** by Commissioner Shirazi

**Action:** 7 Ayes, 0 Noes



<b>3.</b>	<b>Location:</b>	584 14 <sup>th</sup> Street
	<b>Proposal:</b>	Appeal of Zoning Manager’s Determination filed under DET190031, a status determination on the applicability of Oakland Planning Code Chapter 17.153, demolition, conversion and rehabilitation regulations for residential hotels.
	<b>Appellants:</b>	Zacks, Freedman, & Patterson, PC
	<b>Phone Number:</b>	(415) 956-8100
	<b>Owner:</b>	584 14TH Street LLC
	<b>Case File Number:</b>	<b>DET190031-A01</b>
	<b>Planning Permits Required:</b>	Initial Usage Report required if the Zoning Manager’s Determination is Upheld
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P
	<b>Environmental Determination:</b>	The determination is not considered a project as defined by Section 15378 of the State CEQA guidelines, and therefore does not require CEQA review.
	<b>Historic Status:</b>	Local Register, API: Downtown, OCHS Rating: B*1+
	<b>City Council district</b>	3
	<b>Staff Recommendation:</b>	Deny the appeal, thereby upholding the Zoning Manager’s Determination to deny the Residential Hotel Statement of Exemption Application, based on the findings included as Exhibit C to the March 3, 2021 Supplemental Staff Report and the evidence cited therein, and the findings and evidence in the Zoning Manger’s Determination, the Staff Report, the Supplemental Staff Reports from October 21, 2020 and March 3, 2021, and the accompanying attachments.
	<b>Finality of Decision:</b>	Final Decision, Not Administratively Appealable per Planning Code Section 17.132.030
	<b>For further information:</b>	Contact Case Planner; Brittany Lenoir at (510) 238-4977 or blenoir@oaklandca.gov.

**Staff Member:** Brittany Lenoir gave a verbal description of the appeal

**Appellant:** Alexis Pelosi, Mark Hulbert, and Ryan Patterson gave a verbal presentation of the appeal

**Motion:** by Manus to Deny the Appeal, thereby upholding the Zoning Manager’s Determination to deny the Residential Hotel Statement of Exemption, based on the findings and evidence in the Zoning Manager’s Determination, the August 5, 2020 Staff Report, the October 7, 2020 Supplemental Staff Report, the March 3, 2021 Supplemental Staff Report and all accompanying attachments.

**Seconded:** by Hegde

**Action:** 6 Ayes, 1 Abstain

**COMMISSION BUSINESS**

- Approval of Minutes

February 3, 2021

**Motion:** to approve by Limon

**Seconded:** Fearn

6 Ayes, 0 Noes

December 4, 2019



**Motion:** to Approve by Manus

**Seconded:** Fearn

**Action:** 5 Ayes, 0 Noes

- Correspondence None
- City Council Actions  
Comment made by Brian Mulry regarding CM, Kaplan's submission of a resolution to study a zoning change made by the City of Berkeley to the planning code as related to SFR zoning

**ADJOURNMENT** By **6:30 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 17, 2021