



Oakland City Planning Commission

AGENDA (Online)

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

May 5, 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

Commissioner’s Present:

Amanda Monchamp, Nischit Hegde, Sahar Shirazi,
Jonathan Fearn, Clark Manus, Tom Limon

SECRETARY RULES OF CONDUCT

Catherine Payne

COMMISSION BUSINESS

- Agenda Discussion Secretary Payne advised of upcoming Commissioner terms
Will be ending but will not affect today’s meeting.
- Director’s Report None
- Informational Reports None
- Committee Reports Manus reported out on DRC April 28, 2021 hearing
- 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. Naomi Schiff

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.

1.	Location:	3855 West Street, Oakland, CA 94608; APN: 012 096001700
	Proposal:	To create a six-lot mini-lot development served by a Shared Access Facility and construct six residential units on a vacant lot
	Applicant:	Will Mollard
	Phone Number:	(415) 523-0304 Ext. 1
	Owner:	3855 West Street, LLC
	Case File Number:	PLN20153
	Planning Permits Required:	Vesting Tentative Tract Map (VTTM8571) for a six-lot subdivision; Minor Conditional Use Permits, for a Mini-Lot Development, a Shared Access Facility, and five or more units in the RM-4 Zone; Regular Design Review



	for construction of six new townhouse-style dwelling units; and Minor Variances, to allow private open space to be substituted for group open space, and allow front entry stairs to project 7.5 feet into the front yard setback, where 4 feet maximum is allowed.
General Plan:	Mixed Housing Type Residential
Zoning:	RM-4/C – Mixed Housing Type Residential Zone-4/Commercial overly
Environmental Determination:	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
Historic Status:	Non-Historic Property
City Council District:	1
Status:	Pending
Staff Recommendation:	Approval subject to the attached Conditions
Finality of Decision:	Appealable to the City Council within 10 days
For Further Information:	Contact Case Planner Gregory Qwan at (510) 238-2958 or by email at ggwan@oaklandca.gov .

Staff Member: Gregory Qwan gave a verbal presentation of the item

Applicants: Mike Pitler gave a verbal description of the project with project details

Public Speakers: 1. Andrew Miller. 2. Eric Schkufza. 3. Nate Ratcliff. 4. Don Howe

Motion: Motion Made by to Affirm staff’s CEQA determination and to approve the Conditional Use Permits, Design Review, Minor Variances and Tentative Tract Map subject to the attached Findings and Conditions of Approval.

Seconded by: Vice-Chair Manus

Action: 6 Ayes, 0 Noes

2.	Location:	2420-2432 Chestnut Street & 2423 Linden Street; APNs: 005 043501700, 005 043501801 & 005 043500500
	Proposal:	Proposal to demolish two light industrial buildings and an unoccupied two-story residential building and construct 12, three-story residential units and a detached community room. The project will require the merger of the three lots into one.
	Applicant:	Lisa Vilhuer / Riaz Capital
	Phone Number:	(682) 257-3324
	Owner:	Riaz Capital
	Case File Number:	PLN19279
	Planning Permits Required:	Major Conditional Use Permit for three or more units in the RM-2 Zone; Minor Conditional Use Permits for a Multi-family Dwelling Facility and a Community Assembly Activity in the RM-2 Zone; and Regular Design Review for the demolition of the residential building (potential contributor to an Area of Secondary Importance (ASI) and residential construction.



General Plan:	Mixed Housing Type Residential
Zoning:	RM-2 and RM-4 Mixed Housing Type Residential Zones
Environmental Determination:	State CEQA Guidelines Section 15183.3 Streamlining for Infill Projects and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning; A CEQA Checklist was prepared for the project and can be found at the following website: https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-2020
Historic Status:	The property at 2420 Chestnut is a Potentially Designated Historic Property (PDHP) with an Oakland Cultural Heritage Survey (OCHS) rating of Dc3 and is potentially located within the McClymonds Neighborhood ASI. The property at 2432 Chestnut is not a PHDP but has an OCHS rating of *3. The property at 2423 Linden Street is vacant but is located within the McClymonds Neighborhood ASI.
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 calendar days
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandca.gov

Staff Member: Jason Madani gave a verbal description of the project

Applicant: Seth Lang & Lisa Vilhauer gave a PDF presentation of the project

Public Speakers: 1. Naomi Schiff 2. David Lao. 3. Sunae Chan

Motion made by: Vice-Chair Manus to Affirm staff’s environmental determination and to Approve the Major Conditional Use Permit, Minor Conditional Use Permits, and Regular Design Review, Subject to the attached Findings and Conditions

Seconded by: Fearn

Action: 6 Ayes, 0 Noes

3.	Location:	415 20th St. PLN 20092
	Proposal:	New construction of an office tower with 862,048 gross square feet of office, 38 floors and a height of 622 feet. The project includes 262 parking stalls in a 4 level above-ground parking garage. and a ½-acre landscaped amenity space atop the vehicular parking podium and a landscaped observation deck on the topmost floor.
	Applicant:	415 20 th Street, LLC
	Phone Number:	Kevin Chow 415-399-6221
	Owner:	415 20 th St LLC
	Case File Number:	PLN20092
	Planning Permits Required:	Regular Design Review for construction of a non-residential building. Conditional Use Permit for a project exceeding 200,000 sf. and 250 feet of height, Minor Variances to the maximum 5’ setback to allow 1) setbacks of 33’ on 20 th St and 13’ on Franklin St. and 2) setback of 33’ within the first 35 feet of vertical building height on 20 th St.



General Plan:	CBD (Central Business District)
Zoning:	CBD-P/CBD-C (Central Business District Pedestrian Retail Commercial Zone/Central Business District General Commercial Zone)
Environmental Determination:	A CEQA Analysis was prepared which concluded that the project qualifies for: (1) an exemption per Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning); (2) streamlining provisions under Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 (Streamlining for Infill Projects); and (3) tiering off Program EIRs and EIRs prepared for redevelopment projects per CEQA Guidelines Section 15168 (Program EIRs) and Section 15180 (Redevelopment Projects).
Historic Status:	No OCHS rating
City Council District	District 3
Staff Recommendation:	Approval of the project subject to attached conditions of approval.
Finality of Decision:	Appealable to City Council
For further information:	Contact Case Planner Rebecca Lind at 510 238 3472 or by email at rlind@oaklandca.gov

Staff Member: Rebecca Lind gave a verbal description of the project

Applicant: Kevin Chow, Paul Paradis, & Seung Namgoong gave a PDF Presentation of the project

Public Speakers: 1. Savlan Hauser 2. Barbara Leslie. 3. Zenophan Zennie Abraham. 4. Naomi Schiff 5. Joe Hornoff. 6. Assata Olgbala. 7. Steve Schnider. 8. David Lao

Motion Made by: Fearn to Affirm staff’s environmental determination and Approve the Design Review, Conditional Use Permit and Variances of the maximum setback standards subject to the attached findings and conditions. Addition: Project shall use a Thomas L. Berkley Way address

Seconded by: Ray-Lynch

Action: 5 Ayes, 1 Abstain, 1 Absent

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 **April 7, 2021**
Motion to approve by: Manus
Seconded: Monchamp
4 Ayes, 0 Noes
- Correspondence None
- City Council Actions None

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:

May 19, 2021