



Oakland City Planning Commission

MINUTES

Clark Manus, Chair
 Jonathan Fearn, Vice-Chair
 Sahar Shirazi
 Tom Limon
 Leopold Ray-Lynch
 Vince Sugrue
 Jennifer Renk

November 17, 2021
 SPECIAL Meeting

BUSINESS MEETING

3:00 PM

Via: Tele-Conference

PURSUANT TO THE CALIFORNIA GOVERNMENT CODE, SECTION 54953(e), ALL MEMBERS OF THE PLANNING COMMISSION, BOARD MEMBERS/COMMISSIONERS, CITY ATTORNEY, AS WELL AS CITY STAFF, WILL PARTICIPATE VIA PHONE/VIDEO CONFERENCE AND NO TELECONFERENCE LOCATIONS ARE REQUIRED.

MEETING CALL TO ORDER

Manus

WELCOME BY THE CHAIR

Manus

ROLL CALL

Commissioners Present:

Sahar Shirazi, Tom Limon, Leopold Ray-Lynch, Vince Sugrue, Jennifer Renk, Jonathan Fearn, Clark Manus

PBD Staff Present:

Catherine Payne, Desmona Armstrong, Brian Mulry, Michele Morris, Daniel Finley, Laura Kaminski, Bill Gilchrist, Bijal Patel

SECRETARY RULES OF CONDUCT

Catherine Payne

- Secretary Notes:
 1. December 1, 2021 PC meeting is cancelled due to lack of item scheduled.

COMMISSION BUSINESS

- Agenda Discussion None
- Director's Report None
- Informational Reports Update on Oakland Advertising Signs; Billboard Ordinance Strategic Planner, Daniel Findely, gave a PDF Presentation.

Environmental Determination:	Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense Exemption).
Historic Status:	NA
City Council District:	NA
Status:	NA
Staff Recommendation:	Receive public testimony and consider renewing the adoption of Resolution.
Finality of Decision:	Decision Final.
For further information:	Contact case planner Catherine Payne at (510) 915-0577 or by e-mail at cpayne@oaklandca.gov

Motion to approve by Sugrue

Seconded by: Fearn

Action: 7 Ayes, 0 Noes

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.

2.	Location: Oak Knoll Development – Parcel 6; 8750 Mountain Boulevard
	Assessor’s Parcel Number: 043A467500321
	Proposal: Oak Knoll Final Development Permit (FDP) for construction of 74 residential townhouse units on Parcel 6.
	Applicant: Marc Magstadt, SunCal
	Phone Number: Jeff Stevens, Danielian Associates, (949) 474.6030
	Owner: Oak Knoll Venture Acquisition, LLC
	Case File Number: PLN15378-PUDF03
	Planning Permits Required: Final Development Permit compliance with CEQA
	General Plan: Hillside Residential
	Zoning: D-OK-3 Oak Knoll District Residential Zone - 3

Environmental Determination:	Final Supplemental EIR certified on Nov. 7, 2017
Historic Status:	Non-Historic Property
City Council District:	7 – Treva Reid
Status:	Under Review
Staff Recommendation:	Approve FDP
Finality of Decision:	Appealable to City Council
For further information:	Contact case planner Michele Morris at (510) 238-2235, or by e-mail at mmorris2@oaklandca.gov

Planner: Michele Morris introduced the project with a detailed description

Applicant: Chris Hall gave a PDF presentation of the project

Public Speakers: None

Motion made by Fearn to:

1. Rely on the Oak Knoll Mixed Use Community Plan Project Supplemental EIR as adequate under CEQA for analysis of the Oak Knoll Parcel 6 Final Development Permit pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference);
2. Approve the Oak Knoll Parcel 6 Final Development Permit, subject to the attached findings.

Seconded by: Limon

Action: 7 Ayes, 0 Noes

3.	Location:	Oak Knoll Development – Parcel 12; 8750 Mountain Boulevard
	Assessor’s Parcel Number:	043A467500321
	Proposal:	Oak Knoll Final Development Permit (FDP) for construction of 38 residential townhouse units on Parcel 12.
	Applicant:	Marc Magstadt, SunCal
	Phone Number:	Jeff Stevens, Danielian Associates, (949) 474.6030
	Owner:	Oak Knoll Venture Acquisition, LLC
	Case File Number:	PLN15378-PUDF04
	Planning Permits Required:	Final Development Permit compliance with CEQA
	General Plan:	Hillside Residential
	Zoning:	D-OK-3 Oak Knoll District Residential Zone - 3
	Environmental Determination:	Final Supplemental EIR certified on Nov. 7, 2017
	Historic Status:	Non-Historic Property
	City Council District:	7 – Treva Reid

Status:	Under Review
Staff Recommendation:	Approve FDP
Finality of Decision:	Appealable to City Council
For further information:	Contact case planner Michele Morris at (510) 238-2235, or by e-mail at mmorris2@oaklandca.gov

Planner: Michele Morris introduced the project with a detailed description

Applicant: Chris Hall gave a PDF presentation of the project

Public Speakers: None

Motion made by Fearn to:

1. Rely on the Oak Knoll Mixed Use Community Plan Project Supplemental EIR as adequate under CEQA for analysis of the Oak Knoll Parcel 12 Final Development Permit pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference);
2. Approve the Oak Knoll Parcel 12 Final Development Permit, subject to the attached findings.

Seconded by: Renk

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.

COMMISSION BUSINESS

- Approval of Minutes

November 3, 2021

Motion to approve: Sugrue

Seconded by: Shirazi

Action: 7 Ayes, 0 Noes

- Correspondence None

- City Council Actions
 1. Community Facility District (CFD) for OakNoll went for 1st reading to City Council
 2. 5th St Project appeal is scheduled for hearing on December 21, 2021

ADJOURNMENT at 4:51PM



CATHERINE PAYNE
Acting Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING:

December 1, 2021 (Cancelled due to lack of items)