



Oakland City Planning Commission

MINUTES

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

October 6, 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 Manus

WELCOME BY THE CHAIR Manus

ROLL CALL

Commissioners Present:

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

Commissioners Excused:

Tom Limon

Planning Staff Present:

Catherine Payne, Desmona Armstrong, Jordan Flanders, Michael Branson, Heather Klein, Michael Branson, Neil Gray, Jose Herrera-Preza

SECRETARY RULES OF CONDUCT Catherine Payne

COMMISSION BUSINESS

- Agenda Discussion
 - Commissioners discussed Item #2, appellants request for continuance. Continuance was denied and commissioners opted to hear the item during the current PC meeting.
- Director's Report None
- Informational Reports None



- Committee Reports
 - Fearn gave a committee report for Design Review Meetings on September 8, 2021 and September 22, 2021
- 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.

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.

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.

1.	Location:	2400 Adeline Street
	Assessor’s Parcel Number:	005 -0436-011-02
	Proposal:	Appeal of PLN20173, which consists of the demolition of an existing commercial building and construction of a five-story, 29-unit residential condominium building.
	Appellant:	Michael Keenan
	Phone Number:	(510)893-6419
	Owner:	Ms. Conchita Romero, Trustee of the Conchita Romero Family Trust
	Case File Number:	PLN20173-A01
	Planning Permits Required:	Regular Design Review for new construction, Minor Conditional Use Permit to allow a Multi-Family Residential Facility in the HBX-4 zone, and a Tentative Parcel Map to create condominiums.
	General Plan:	Business Mix
	Zoning:	HBX-4 Housing and Business Mix 4 Commercial Zone
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status:	Potentially Designated Historic Property (PDHP): OCHS Rating Dc3
	City Council district:	3
	Status:	Approved on May 17, 2021 and Appealed on May 27, 2021
	Staff Recommendation:	Deny the appeal and uphold Zoning Manager’s Approval of PLN20173
	Finality of Decision:	Final
	For further information:	Contact case planner Jose M. Herrera-Preza at 510-238-3808 or jherrera@oaklandca.gov

Case Planner: Jose Herrera-Preza gave a verbal description of the appeal

Appellant: Michael Keenan, Owner, gave a verbal description of his appeal
Nick Nieto, Signature Development gave a verbal presentation regarding the development of the project

Public Speakers: None

Motion by Sugrue to:

1. Affirm staff's Environmental Determination, and
2. Deny the Appeal and uphold the Zoning Manager's decision with revisions as shown in Attachment F based on the Findings included in the Zoning Manager's Decision Letter dated May 17, 2021 as well as the findings and evidence presented in this October 6, 2021 staff report, and based on the Conditions of Approval included in the Zoning Manager's Decision Letter.

Seconded by: Renk

Action: 6 Ayes, 0 Noes, 1 Absent

2.	Location:	1110-1114 Peralta Street
	Assessor's Parcel Number:	004 008901100
	Proposal:	Appeal of the Zoning Manager's decision to deny an application to convert three units (single-family home and two-unit building) into condominiums.
	Applicant:	Bruce Loughridge / (510) 435-8786
	Owner:	P2 Oakland CA LLC
	Appellant:	Bruce Loughridge
	Case File Number:	PLN19246-A01
	Original Case File Number:	PLN19246
	Planning Permits Required:	Tentative Parcel Map for Condominium Conversion per Title 16 of the Oakland Municipal Code
	General Plan:	Mixed Housing Type
	Zoning:	RM-2 Mixed Housing Type Residential – 2 Zone
	Environmental Determination:	CEQA Guidelines Section 15270: Projects which are disapproved
	Historic Status:	Potential Designated Historic Property (PDHP); Oakland Point Area of Primary Importance; Oakland Cultural Heritage Survey Rating: Eb-1*
	City Council District:	3
	Status:	The original Zoning Decision Letter was mailed on March 1, 2021, and the Project was appealed by the Appellant on March 11, 2021.
	Staff Recommendation:	Deny the Appeal and uphold the Zoning Manager's Decision.
	Finality of Decision:	The decision of the Planning Commission is final immediately pursuant to Oakland Municipal Code Section 16.04.100A.
	For Further Information:	Contact case Planner Heather Klein at (510) 238-3659 or hklein@oaklandca.gov

Case Planner: Heather Klein gave a verbal presentation of the appeal

Appellant: Bruce Loughridge gave a description of his appeal. Joan Went, tenant also spoke on the appeal.



Public Speakers: None

Motion by Sugrue to:

1. Affirm staff’s environmental determination, and;
2. Uphold the Zonings Manager’s decision denying the Project and based on the Findings and requiring that any resubmittal be subject to the 2020 Condominium Conversion regulations.

Seconded by: Shirazi

Action: 6 Ayes, 1 Absent, 0 Noes

COMMISSION BUSINESS

- Approval of Minutes **September 15, 2021**
Motion to Approve: Fearn
Seconded by: Sugrue
Action: 6 Ayes, 1 Absent, 0 Noes
- Correspondence None
- City Council Actions
 - 2021 Mills Act has been approved by City Council
 - OakNoll Resolution of intent has gone to City Council. Planning will advise the commission on further actions

ADJOURNMENT at 4:40PM

CATHERINE PAYNE
Acting Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING:

October 20, 2021