



Oakland City Planning Commission

DRAFT
Minutes

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

September 23, 2020

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

By: Commissioner Limon

WELCOME BY THE CHAIR

ROLL CALL

Monchamp

Present:

Tom Limon, Clark Manus, Amanda

Jonathan Fearn, Leopold Ray-Lynch,
Sahar Shirazi

Excused:

Nischit Hegde

Staff:

Catherine Payne, Desmona Armstrong,

Jason

Madani, Neil Gray

SECRETARY RULES OF CONDUCT

By: Catherine Payne

COMMISSION BUSINESS

- Agenda Discussion None
- Director's Report None
- Informational Reports None
- Committee Reports None



- Commission Matters Comment made by Commissioner Limon regarding Flex Streets Program and restaurants leasing their space for outdoor Dining.
- 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: None

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 indicate the case number and submit a self-addressed stamped envelope, for each case.



ITEM CONTINUED TO A DATE UNCERTAIN

1.	Location:	2308 Maritime Street/2008 Wake Avenue
	Assessor's Parcel Number(s):	18-508-7
	Proposal:	Construct a 171,000 sq.ft. 50 foot tall recycling facility on vacant parcel at the former Oakland Army Base. The building will serve as the new California Waste Solutions Recycling (CWS) facility.
	Applicant:	RPR Architects
	Contact Person/ Phone Number:	Kathleen Rousseau
	Owner:	City of Oakland
	Case File Number:	PLN 19-158
	Planning Permits Required:	Conditional Use Permit
	General Plan:	Business Mix
	Zoning:	D-GI
	Environmental Determination:	A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies the following CEQA Guideline provision: 15164 – Addendum (to 2002 EIR to the Oakland Army Base Redevelopment and 2012 Addendum). The CEQA Analysis document may be reviewed at the Bureau of Planning offices at 250 Frank Ogawa Plaza, 2 nd Floor.
	Historic Status:	NA
	Action to be Taken	Consider recommending to the City Council approval of Conditional Use Permit based on attached findings and conditions.
	City Council District:	District 3 – Lynette Gibson McElhaney
	Finality of Decision:	Planning Commission recommendation to the City Council is not appealable.
	For Further Information:	Contact Case Planner Corey Alvin at 510-238-6316 or by email at calvin@oaklandca.gov

2.	Location:	2619 Magnolia Street. APN: (005-0445-006-01).
	Proposal:	The proposal is to convert an existing 105,000 square-foot warehouse facility into 12 work/live units and maintain 40,539 square feet of industrial spaces for



	industrial use. The project will provide 29 parking spaces on site and retain a 739-square foot café.
Applicant:	Thomas Dolan Architecture
Phone Number:	(510) 435-4366
Owner:	Libitzky Holdings, LP; Eric Schmier 2010 Living Trust; Kenneth J. Schmier 2010 Separate Property Trust; Michael Schmier; Aaron Aftergood; Hannah Reinstein.
Case File Number:	PLN19-153
Planning Permits Required:	Major Conditional Use Permit and Design Review to convert an existing industrial building into work &live spaces located on 97,139 square-foot parcel.
General Plan:	Business Mix
Zoning:	CIX-1A West Oakland Plan Area Commercial Industrial Mix-1A Industrial Zone. S-19 Health and Safety Protection Combining Zone.
Environmental Determination:	Exempt, Section 15301 and 15303 of the State CEQA Guidelines; addition and alterations to an existing warehouse facility; Section 15183 of the State CEQA Guidelines; projects consistent with a Community Plan, General Plan or Zoning.
Historic Status:	Potential Designated Historic Property; Survey Rating: C3
City Council district:	3
Status:	Pending
Staff Recommendation:	Approval subject to Conditions of Approval
Finality of Decision:	Appealable to the City Council within 10 days
For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandca.gov

Staff Member: Jason Madani gave a description of project

Applicants: Tom Dolan gave a Power Point Presentation

Public Speakers: 1. Naomi Schiff

Motion to approve made by: Commissioner Manus, to affirm staff’s determination and approve the Major Conditional permit, Regular Design Review findings subject to the attached Findings and Conditions of Approval.

Seconded By: Commissioner Fearn

Action: 6 Ayes, 0 Noes

3.	Location:	540 21st Street
	Proposal:	Installation of a wireless telecommunications facility involving one 18’x18’ equipment lease area and nine new antennas and nine radio units located within two 12’x12’ screened enclosures on the roof of an existing 10-story senior housing residential building.
	Applicant:	Maria Kim / Complete Wireless for Verizon
	Phone Number:	916-249-6087
	Owner:	Satellite First Communities
	Case File Number:	PLN19315



Planning Permits Required:	Major Conditional Use Permit and Regular Design Review to install a Macro Telecommunications Facility located within 100’ of a residential zone.
General Plan:	Central Business District
Zoning:	CBD-R
Environmental Determination:	Exempt, Section 15301: Existing facilities and 15303: New Construction or conversion of small structure; Section 15183: Project consistent with a community plan, general plan or zoning
Historic Status:	Not a Historic Property; Survey Rating: N/A
City Council district	3
Status:	Pending
Staff Recommendation	Approval as conditioned
Finality of Decision:	Appealable to City Council
For further information:	Contact Case Planner Eva Wu at 510-238-3785 or ewu@oaklandca.gov

Staff Member: Neil Gray gave a description of the project for Eva Wu (Planner on Leave)

Applicants: Maria Kim, Complete Wireless Consulting representing Verizon Wireless gave a Power Point presentation.

Public Speakers: 1. Alexis Schroder 2. Alice Lee 3. Bill Hammett

Motion to approve made by: Commissioner Fearn, to Affirm staff’s Environmental Determination and to approve the Conditional Use Permit, Design Review application subject to the attached Findings and Conditions of Approval. With added Condition of approval: that all proper Alameda County and Department of Public Health procedures related to the Covid-19 pandemic are followed.

Seconded by: Commissioner Monchamp

Action: 6 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 None
- Correspondence None
- City Council Actions Brian Mulry reported that 2030 ECAP has passed. Target Green House link will be posted on the City website

ADJOURNMENT

At 4:10 P.M.

CATHERINE PAYNE
Acting Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: October 7, 2020