



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

March 2, 2022

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

Chair Manus

WELCOME BY THE CHAIR

Chair Manus

ROLL CALL

Commissioners Present:

Sahar Shirazi, Tom Limon, Vince Sugrue, Jennifer Renk Jonathan Fearn, Clark Manus

Staff Present:

Catherine Payne, Desmona Armstrong, Brian Mulry, Jason Madani,

SECRETARY RULES OF CONDUCT

Catherine Payne

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. 2. Saul Armian

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.

1.	Location:	Citywide
	Accessor’s Parcel Number:	N/A
	Proposal:	Renew The Adoption of a Resolution Determining that Conducting In-Person Meetings of the Planning Commission And Its Committees Would Present Imminent Risks to Attendees’ Health, And Electing to Continue Conducting Meetings Using Teleconferencing In Accordance With City Planning Commission Resolution, dated October 6, 2021, to Allow Continuation of Planning Commission Meetings.
	Applicant:	Catherine Payne, Secretary to the Planning Commission
	Phone Number:	(510) 915-0577
	Owner:	NA
	Case File Number:	NA
	Planning Permits Required:	Renew the adoption of Resolution Pursuant to AB-361
	General Plan:	NA
	Zoning:	NA
	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

Planner: Catherine Payne, gave a description of the item.

Public Speakers: None

Motion to approve by: Sugrue



Seconded by: Limon

Action: 6 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: 1542 Broadway (as known as 1544 Broadway)
	Assessor’s Parcel Number: 008 0622 00700
	Proposal: To establish a bar (Alcoholic Beverage Sales Commercial Activity) requiring a Type 48 license in a 1560 square-foot vacant ground floor store front commercial space. The proposed operating hours are 11:00 AM to 1:00 AM.
	Applicant: Lanenna Joiner
	Phone Number: (510) 214-3335
	Owner: High Bridge Oakland III LLC.
	Case File Number: PLN21205
	Planning Permits Required: Major Conditional Use Permit to establish an Alcoholic Beverage Sales Activity with additional Findings of Public Convenience or Necessity in an over concentrated area.
	General Plan: Central Business District
	Zoning: Central Business District Pedestrian Commercial (CBD-P) Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); and Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status: PDHP; OCHS Survey Rating Ec3;
	City Council district 3
	Status: Pending
	Staff Recommendation Approval subject to attached conditions.
	Finality of Decision: Appealable to City Council within ten (10) days.
	For further information: Jason Madani: Phone: (510) 238-4790; Email: jmadani@oaklandca.gov



Case Planner: Jason Madani gave a verbal presentation of the project.

Applicant: Neena Joiner gave a verbal presentation of the project.

Public Speakers: 1. David Peters

Motion by Shirazi to:

- 1. Affirm staff’s environmental determination.
- 2. Approve the Major Conditional Use Permit subject to the attached Findings and Conditions.

Seconded by: Renk

Action: 6 Ayes, 0 Noes

3.	Location:	1780 Telegraph Avenue and 1749 Broadway (through-lot and building)
	Assessor’s Parcel Number	008 074002900
	Proposal:	To establish a bar (Alcoholic Beverage Sales Commercial Activity) requiring a Type 48 license in a vacant ground floor commercial space which was formerly occupied by the Here’s How full-service restaurant and bar. The proposed bar will have operating hours 3:00 PM to 2:00 AM.
	Applicant:	Cory Hunt
	Phone Number:	(916) 601-1782
	Owner:	HPN 1780 Telegraph LLC.
	Case File Number:	PLN21186
	Planning Permits Required:	Major Conditional Use Permit with additional findings including Public Convenience or Necessity in an over concentrated area for an Alcoholic Beverage Sales Commercial Activity.
	General Plan:	Central Business District
	Zoning:	CBD-P Zone Central Business District Pedestrian Commercial Zone
	Environmental Determination:	Exempt, State CEQA Guidelines Sections 15301: Existing Facilities (operation) and 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Potentially Designated Historic Property in the Uptown Commercial Area of Primary Importance and with an Oakland Cultural Heritage Survey rating of C1+
	City Council district	3
	Status:	Receive public comments and Planning Commission comments. Planning Commission action based on staff report.
	Staff Recommendation	Approval subject to attached conditions.
	Finality of Decision:	Appealable to City Council within ten (10) days.
	For further information:	Planner Jason Madani: Phone: (510) 238-4790; Email: jmadani@oaklandca.gov.

Case Planner: Jason Madani gave a verbal presentation of the project.

Applicant: Cory Hunt gave verbal presentation of the project.



Public Speakers: None

Motion by Renk to:

1. Affirm staff’s environmental determination.
2. Approve the Major Conditional Use Permit subject to the attached Findings and Conditions.

Seconded by: Fearn

Acton: 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 February 23, 2022 – Continued to PC April 6, 2022
- Correspondence None
- City Council Actions

1. Ron Jones has been appointed to the Oakland Planning Commission and will be sworn in to continue Commissioner Ray-Lynch’s term upon his untimely death.
2. Project update: Lakehouse project located on E12th street request to extend the Development & Disposition Agreement (DDA) with the landowner was not approved at City Council on 3/1/22
3. Upcoming meetings:
 - PC March 16, 2022



- DRC March 23, 2022
- PC April 6, 2022

ADJOURNMENT

AT 4:06. PM

CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING:

March 16, 2022

DRAFT