



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

**May 18, 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:**

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

**Commissioner(s) Absent:** none

**Staff Present:** Catherine Payne, Deb French, Lakshmi Rajagopalan, Laura Kaminski, Michael Branson, Audrey Lieberworth

**SECRETARY RULES OF CONDUCT**

Catherine Payne

**SECRETARY MATTERS -**

Secretary Payne provided an update to Chair Manus’s question at the 5/4/22 meeting on who to contact within the City of Oakland about the possibility of expanding the Public Market on Splash Pad Park by the Grand Lake Theater:

The Farmers’ Market, as a licensee, can negotiate with the City of Oakland Division of Real Estate for any changes to the current lease agreement. If the Farmers’ Market wishes to expand to the sidewalk or the street, they would also need to contact the City of Oakland Department of Transportation regarding an encroachment permit.

**COMMISSION BUSINESS**

- Agenda Discussion            none
- Director’s Report            none
- Informational Reports        none
- Committee Reports           none
- Commission Matters

- Commissioner Shirazi inquired about the status of the Billboard Draft Legislation Process.
  - Laura Kaminski – Staff Planner V – noted that staff is still reviewing feedback and performing analysis based on the feedback. Depending on the results of the analysis, the item will be brought to the ZUC and then back to Planning Commission – or to Planning Commission directly.
- Chair Manus questioned the current hierarchy of items coming to the Planning Commission
  - Secretary Payne noted that she will invite Leadership to give a more complete answer to this question by way of Leadership representation or a statement from Leadership at a future meeting.
  - Commissioner Limon supported Chair Manus’s question and added that he would like to see a breakdown of “In Lieu Fees” and projects to which they are applied.
    - Secretary Payne noted that the “In Lieu Fees” are a separate item and will bring back information from the Housing department to a future meeting.
- 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:** • Jeff Levin

**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.

<b>#1.</b>	<b>Location:</b>	<b>Citywide</b>
	<b>Assessor’s Parcel Number:</b>	N/A
	<b>Proposal:</b>	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.
	<b>Applicant:</b>	Catherine Payne, Secretary to the Planning Commission
	<b>Phone Number:</b>	(510) 915-0577
	<b>Owner:</b>	NA
	<b>Case File Number:</b>	NA
	<b>Planning Permits Required:</b>	Renew the adoption of Resolution Pursuant to AB-361
	<b>General Plan:</b>	NA
	<b>Zoning:</b>	NA
	<b>Environmental Determination:</b>	Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense Exemption).
	<b>Historic Status:</b>	NA
	<b>City Council District:</b>	NA
	<b>Status:</b>	NA

<b>Staff Recommendation:</b>	Receive public testimony and consider renewing the adoption of Resolution.
<b>Finality of Decision:</b>	Decision Final.
<b>For further information:</b>	Contact case planner <b>Catherine Payne</b> at (510) 915-0577 or by e-mail at <a href="mailto:cpayne@oaklandca.gov">cpayne@oaklandca.gov</a>

Case Planner Catherine Payne gave a description of the Consent Calendar Proposal

**Public Speakers** – none

**Motion to approve by:** Commissioner Sugrue

**Seconded by:** Commissioner Shirazi

**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.

<b>#2</b>	<b>Location:</b> Citywide
	<b>Proposal:</b> The City of Oakland is updating its General Plan through the 2045 General Plan Update (GPU), a visionary blueprint for the city’s future over the next 20 years.  The City is undertaking the General Plan Update process in two phases. The purpose of this report is to provide an overall update on the status of the process, including presenting critical background data and an update on community outreach, both of which play a key role in informing the GPU process. The background conditions and community outreach presented here will be utilized for both phases of the GPU but will also be updated as the City moves into phase two.  Phase I includes the update of the Housing and Safety Elements of the General Plan; creation of the City’s first Environmental Justice Element; associated amendments to other Elements of the General Plan, along with Zoning Code and map updates; Racial Equity Impact Analysis, and an Industrial Land Use Study. Phase I is anticipated to be completed by early 2023.  Phase II includes the update of the Land Use and Transportation Element (LUTE); Open Space, Conservation, and Recreation Element (OSCAR);

	Noise Element; and the development of a new Infrastructure and Facilities Element. Phase II work also includes zoning updates and CEQA review. The Phase I process will help inform the components of Phase II. Phase II is anticipated to be completed by mid-2025.  This informational report provides a summary of: (1) the key findings from the Map Atlas and Equity Baseline; (2) the Environmental Justice Communities Screening Analysis process to identify potential EJ Communities; and (3) the community engagement and outreach around equity, housing, environmental justice, and safety.
<b>Applicant:</b>	City of Oakland
<b>Case File Numbers:</b>	GP21002; GP21002-ER01
<b>General Plan:</b>	Citywide
<b>Zoning:</b>	Citywide
<b>Environmental Determination:</b>	An Environmental Impact Report will be prepared as part of the General Plan Update.
<b>City Council District:</b>	All districts
<b>Staff Recommendation:</b>	Receive Public Comments and Provide Feedback to Staff On 1) The Vision, Guiding Principles, And Equity Framework to Provide a Baseline to General Plan Policy Development; and 2) The Draft Housing Element.
<b>Finality of Decision</b>	N/A
<b>For Further Information:</b>	Contact Project Manager <b>Lakshmi Rajagopalan</b> at <b>510-238-6751</b> or <a href="mailto:lrajagopalan@oaklandca.gov">lrajagopalan@oaklandca.gov</a> Project Email Address: <a href="mailto:generalplan@oaklandca.gov">generalplan@oaklandca.gov</a> Project Website: <a href="https://www.oaklandca.gov/topics/general-plan-update">https://www.oaklandca.gov/topics/general-plan-update</a>

**Planner:** Planner Lakshmi Rajagopalan gave a verbal presentation of the project

**Consultant:** Commissioners provided questions and comments regarding item.

**Public Speakers:** • Jeff Levin

**The decision was made to Continue Item #2 to the June 1, 2022 Planning Commission Meeting**

## 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.

- none

**COMMISSION BUSINESS**

- Approval of Minutes

**Date:** May 04, 2022

**Motion to approve:** Commissioner Sugrue

**Seconded by:** Commissioner Limon

**Action:** 7 Ayes, 0 Noes,

- Correspondence none
- City Council Actions none

**ADJOURNMENT**

Chair Manus at 4:51 pm



**CATHERINE PAYNE**  
Development Planning Manager  
Planning and Building Department

**NEXT SPECIAL MEETING:** June 01, 2022