



Oakland City Planning Commission

MINUTES

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

September 7, 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, Stephanie Skelton, Brian Mulry, Danny Thai,

SECRETARY RULES OF CONDUCT

Catherine Payne

SECRETARY MATTERS -

none

COMMISSION BUSINESS

- Agenda Discussion none
- Director's Report none
- Informational Reports none
- Committee Reports Commission Shirazi reported that the Zoning Update Committee (ZUC) met on August 24, 2022 to hear the Continued Item from the July 13, 2022 ZUC - Zoning recommendations on the Downtown Oakland Specific Plan. Committee recognized that certain community meetings had not yet been able to occur due to scheduling, and asked that the item be Continued once more and returned to the ZUC after input from the community had been received. Public comment was received during the meeting. Item was continued to a Thursday, September 29, 2022 Zoning Update Committee Meeting date.

- Commission Matters Planning Commission Elections

Motion by Commissioner Limon to nominate Commissioner Fearn as Planning Commission Chair and Commissioner Shirazi as Planning Commission Vice-Chair

Seconded by Commissioner Sugrue

Action: 7 Ayes, 0 Noes.

- 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.

#1	Location:	Citywide
	Assessor’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

Secretary 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.

#2	Location:	2218 82nd Avenue
	Assessor's Parcel Number:	043 457301700
	Proposal:	To construct a detached 2,215 square-foot, two-story, four-unit residential building on a lot with two existing one-story duplexes resulting in eight residential units on-site
	Applicant:	Noble Oak Services - Jibu John
	Phone Number:	(510) 457-1227
	Owner:	Minh Le & Kerri Luu
	Case File Number:	PLN21090
	Planning Permits Required:	Regular Design Review for new residential units; Major Conditional Use Permit to exceed five units in RM-4 Zone
	General Plan:	Mixed Housing Type
	Zoning:	RM-4 Zone
	Environmental Determination:	Exempt per the State CEQA Guidelines Section 15332- Infill Development; and Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Non-Historic Property
	City Council District	6
	Status:	Pending
	Staff Recommendation:	Approval subject to the attached conditions
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact Case Planner Danny Thai at (510)238-3584 or by email at dthai@oaklandca.gov

Case Planner Danny Thai gave a verbal presentation of the project

Applicant Jibu John gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speakers: none

Motion by Commissioner Fearn made a motion to:

1. Affirm staff’s CEQA determination; and
2. Approve the Conditional Use Permit and Design Review subject to the attached Findings and Conditions of Approval.

Seconded by Commissioner Shirazi

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

Date: August 3, 2022

Vice-Chair Fearn and Commissioner Limon were absent from August 3, 2022 meeting

Motion to approve: Commissioner Sugrue

Seconded by: Commissioner Renk

Action: 5 Ayes, 0 Noes

- Correspondence no correspondence to Commission. Secretary Payne reiterated the upcoming Commission and Committee meetings:
 - September 21, 2022 – Planning Commission Meeting
 - September 28, 2022 – Design Review Committee Meeting
 - September 29, 2022 – Zoning Update Committee Meeting

City Council Actions none

- Announcement(s) Congratulations and thanks expressed by Commissioners for past roles and future endeavors.

ADJOURNMENT

Chair Manus at 3:50 pm



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING: September 21, 2022