



Oakland City Planning Commission

MINUTES

Jonathan Fearn, Chair
 Sahar Shirazi, Vice-Chair
 Vince Sugrue
 Jennifer Renk
 Alex Randolph
 Natalie Sandoval
 Josie Ahrens

September 20, 2023
 REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER Chair Jonathan Fearn

WELCOME BY THE CHAIR Chair Jonathan Fearn

ROLL CALL Haneefah Rasheed

Commissioners Present:

Jonathan Fearn, Sahar Shirazi, Vince Sugrue, Jennifer Renk, Natalie Sandoval, Alex Randolph,

Commissioner(s) Absent: Josie Ahrens

Staff Present: Catherine Payne, Haneefah Rasheed, Mike Rivera, Neil Gray, Brian Mulry

SECRETARY RULES OF CONDUCT n/a

SECRETARY MATTERS none

COMMISSION BUSINESS

- Agenda Discussion Draft September 13, 2023, PC minutes moved to October 4, 2023, meeting
- Director’s Report none
- Informational Reports none
- Committee Reports none
- Commission Matters Planning Commission Elections
- **Motion by Commissioner Renk** to recommend that Vice-Chair Sahar Sharazi becomes Chair of the Planning Commission
- **Seconded by Commissioner Sugrue**

Action: 6 Ayes, 0 Noes

- **Motion by Commissioner Renk** to recommend that Commissioner Vince Sugrue to become Vice-Chair of the Planning Commission

- **Seconded by Commissioner Shirazi**

Action: 6 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: Assata Olugbala

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.

#1	Location:	Lincoln Square Park, 250 10 th Street (adjacent to 11 th and Harrison Streets).
	Assessor’s Parcel Number:	002 007100100
	Proposal:	Remove the existing 7,476 square-foot recreation center and construct a new, 37-foot tall, 22,221 square-foot recreation center. The project includes the construction of a new basketball court, installation of landscaping, and placement of new outdoor furniture.
	Applicant:	City of Oakland, Department of Public Works / Henry Choi
	Phone Number:	(510) 238-3340
	Owner:	City of Oakland
	Case File Number:	PLN22143

Planning Permits Required:	1) Major Conditional Use Permit for a new recreation center with signage in the Open Space / Neighborhood Park (OS/NP) Zone; 2) Regular Design Review for new construction on a Landmark Site; and 3) Variances for exceeding: 1) maximum impervious surface where 25% is allowed and 64% is proposed, 2) maximum building height where 35 feet is allowed, and 37 feet is proposed, and 3) civic sign area where 30 square feet is allowed, and 173 square feet is proposed.
General Plan:	Urban Park and Open Space
Zoning:	Open Space / Neighborhood Park (OS/NP)
Environmental Determination:	A consistency analysis was prepared per Section 15162 of the California Environmental Quality Act Guidelines, which concludes that the project is consistent with and within the scope of the 2014 certified Final Lake Merritt Station Area Plan (LMSAP). As a result, no supplemental environmental review or addendum is required. The full analysis can be reviewed at the following link: https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-present
Historic Status:	Lincoln Square Park is a City Landmark and on the Local Register of Historic Sites. The park has an Oakland Cultural Heritage Survey rating of B+a3.
City Council district:	2
Status:	Pending
Staff Recommendation:	Approval subject to the attached conditions
Finality of Decision:	Appealable to City Council within 10 calendar days
For further information:	Oakland Case Planner: Mike Rivera; Phone: (510) 238-6417; Email: mriviera@oaklandca.gov

If you wish to be notified on the decision of an agenda item, please contact the case planner for the specific agenda item.

Case Planner Mike Rivera gave a verbal presentation of the project

Applicant Henry Choy, Jung Chay-Lee, & Gilbert Gong gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speakers: • Ener Chiu, Tiffany Eng ceded time to Ener Chiu, Kenneth Tang, Janet Wong, Karen Dea, Assata Olugbala

Commissioner Renk would propose that the straw poll ask the question of whether or not the commissioners prefer option 1, the glazed corner, or option 2, the solid corner? Therefore, the commissioners conducted a straw poll to determine which one is preferred: Option 1 (Glazed Opening) or Option 2 (Closed Opening):

Action: 6 Ayes for option 2, 0 Ayes for option 1

Motion by Vice-Chair Shirazi to:

approve the proposed improvements to Lincoln Square Park and construct the recreation center to be consistent with Option 2 as described in the staff report. The motion also included the following: (1) affirm staff's environmental determination and (2) approve the Conditional Use Permit, Design Review, and Variances on maximum building height, impervious surface, and signage for project PLN22143 to replace the existing one-story recreation center building at Lincoln Square

Park in the Chinatown District with a new two-story recreation center and gym, replace outdoor athletic courts, and install new landscaping and furniture, subject to the attached findings and conditions.

Seconded by Commissioner Randolph

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/overturms 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 Catherine provided a summary update of the September 19, 2023, City Council meeting.

ADJOURNMENT

Chair Fearn at **4:24** p.m.



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: October 4, 2023