



Oakland City Planning Commission

AGENDA (Online)

*Tom Limon, Chair
Clark Manus, Vice-Chair
Amanda Monchamp
Jonathan Fearn
Sahar Shirazi
Leopold Ray-Lynch
Vince Sugrue*

June 16, 2021
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.

The following are instructions on how the public may observe and/or participate in the Oakland City Planning Commission meeting:

OBSERVE BY: The public may view the televised video conference by viewing KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99 and locating City of Oakland KTOP – Channel 10 or via the city's website stream.

You are invited to a Zoom webinar.

When: Jun 16, 2021 03:00 PM Pacific Time (US and Canada)

Topic: June 16, 2021 Planning Commission Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/97644441522>

Or One tap mobile :

US: +14086380968,,97644441522# or +16699006833,,97644441522#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923

Webinar ID: 976 4444 1522

International numbers available: <https://zoom.us/j/97644441522>

Instructions on how to join a meeting by video conference are available at:
<https://support.zoom.us/hc/en-us/articles/201362193> Joining-a-Meeting.



HOW TO COMMENT ON A PUBLIC MEETING:

Public comments will be taken at the time of each eligible Agenda item.

If you are a Zoom video Conference participant

To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on an eligible agenda item. You will then be unmuted during your turn and allowed to make public comments. After the allotted time, you will then be re-muted. Instructions on how to “Raise Your Hand” are available at: <https://support.zoom.us/hc/en-us/articles/205566129> – Raise-Hand-In-Webinar.

If you are a phone participant

To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “*9” to request to speak when Public Comment is being taken on an eligible agenda Item. You will then be unmuted during your turn and allowed to make public comments. Then, press “*6” to unmute yourself in order to speak. After the allotted time, you will then be re-muted. Instructions on how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> – Joining-a-meeting-by-phone. If you have any questions, please email Desmona R. Armstrong at Drarmstrong@oaklandca.gov

IMPORTANT THINGS TO REMEMBER DURING YOUR PUBLIC COMMENT PERIOD

1. **ALL ATTENDEES SHALL BE MUTED UPON ENTRY**
2. Please do not raise your hand if the item currently being heard is not the item you wish to speak on. We will call for public testimony on each item individually. When the item you’re interested in is called and public speakers are invited to raise their hands, raise yours then and we will call them all in the order they’re raised.
3. You may of course speak on multiple items but your comments during each item must address the item currently under discussion. Speakers attempting to speak about items other than the item currently under consideration will be muted and asked to wait for the item they’re here to speak about to be called.

HOW TO ADDRESS THE PLANNING COMMISSION

- Please work with the case planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.
- Staff reports are available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandca.gov (under “Planning Commission.”) You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please email Desmona Armstrong at Drarmstrong@oaklandca.gov.
- If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council 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. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.
- Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.
- Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Desmona Armstrong at Drarmstrong@oaklandca.gov at least **48 hours** prior to the meeting. We are unable to accommodate late material, at this time.
- Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, comments must be provided to the case planner electronically at least 24 hours prior to the meeting being started.



MEETING CALL TO ORDER

WELCOME BY THE CHAIR

ROLL CALL

SECRETARY RULES OF CONDUCT

COMMISSION BUSINESS

- Agenda Discussion
- Director's Report
- Informational Reports
- Committee Reports
- Commission Matters
- City Attorney's Report

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.

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 contact the case planner for the specific agenda item.

1.	Location:	2308 Wake Avenue
	Assessors Parcel Number:	018050800700
	Proposal:	Construct a 170,765 square-foot 53’-6” foot tall recycling facility on a vacant parcel at the former Oakland Army Base. The building will serve as the new California Waste Solutions Recycling (CWS) facility.
	Applicant:	RPR Architects (on behalf of the project sponsor, CWS)
	Phone Number:	510-272-0654
	Owner:	City of Oakland
	Case File Number:	PLN 19-158
	Planning Permits Required:	Design Review and Major Conditional Use Permit for development over 100,000 square feet
	General Plan:	Business Mix
	Zoning:	Gateway Industrial District (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 the 2002 Oakland Army Base Redevelopment Plan EIR (2002 EIR) as amended by the 2012 Addendum). The CWS Addendum No. 2 may be reviewed at the Bureau of Planning offices at 250 Frank Ogawa Plaza, 2 nd Floor. The 2002 EIR/2012 Addendum may be reviewed at the Bureau of Planning Office or on-line at: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/oak036432.pdf and http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak035061.pdf
	Historic Status:	A portion of the site is in the OARB Historic District; no historic buildings remain.
	City Council District:	District 3 – Carol Fife
	Status:	Approved by the Design Review Committee on March 4, 2020
	Staff Recommendation	Recommend to the City Council on the Design Review and Conditional Use Permit, subject to the attached findings and conditions.
	Finality of Decision:	Final Decision by City Council
	For further information:	Contact Case Planner Corey Alvin at 510-238-6316 or by email at calvin@oaklandca.gov



2. Location:	Citywide
Assessor’s Parcel Number:	Citywide
Proposal:	The City is proposing to amend The Oakland Planning Code to Update Chapter 17.107, Density Bonus and Incentive Procedure to comply with changes to newly adopted state law AB 2345, which became effective on January 1, 2021, and other changes to State Density Bonus Law since the ordinance was adopted by City Council in April 2014.
Applicant:	City of Oakland
Case File Number:	ZA21011
Planning Permits Required:	Oakland Planning Code Amendments
General Plan:	Citywide
Zoning:	Citywide
Environmental Determination:	The proposed density bonus amendments to the Planning Code rely on the previous set of applicable CEQA documents including the certified Environmental Impact Report for the 2007-2014 Housing Element (2010) and the CEQA Addendum prepared for the 2015-2023 Oakland Housing Element (2014). This proposal is also categorically exempt from CEQA pursuant to Sections 15061(b)(3) (general rule, no significant effect on the environment) and 15183 (projects consistent with General Plan and Zoning) of the CEQA Guidelines.
Historic Status	N/A
City Council District:	All districts
Status:	Citywide Planning Code amendments include updates to the existing Density Bonus Chapter which would bring the Code up to date with current state law requirements.
Staff Recommendations:	Planning Commission will receive public comment, discuss, and make recommendation to City Council.
Finality of Decision:	Recommendation to City Council; final decision by City Council
For Further Information:	Contact case planner Lakshmi Rajagopalan at 510-238-6751 or by email at lrajagopalan@oaklandca.gov

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 May 19, 2021
- Correspondence
- City Council Actions

ADJOURNMENT By 7:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.

CATHERINE PAYNE
Acting Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING: July 7, 2021