



Glen Jarvis, Chair
Frazier M. Scurry-Scott, Vice Chair
Anthony A. Batarse, Jr.
Arthur L. Clark
Les A. Hausrath
Michael Lighty
Vincent B. Reyes

NOVEMBER 15, 2000
Regular Meeting

MEAL GATHERING **5:00 P.M.**

Le Cheval Restaurant, 1007 Clay Street

Open to the public at no charge. (Members of the public must pay for their own meals if desired. Purchase of meal is not required to attend.)

BUSINESS MEETING **6:30 P.M.**

Hearing Room 1, City Hall, One Frank H. Ogawa Plaza

Persons wishing to address the Commission on any item on the agenda, including Open Forum, should fill out a speaker card and give it to the Secretary *before the item is called*. Speakers are generally limited to two minutes except for applicants and appellants, who are generally limited to five to ten minutes.

Agenda items will normally be called in numerical order. At his/her discretion, the Chair may move an item up on the agenda. Non-controversial items will normally be moved to the beginning of the agenda and acted on first. The order of items will be determined under "Agenda Discussion" at the beginning of the meeting. No new items other than Open Forum will be called after 11:00 p.m. unless agreed upon by a majority of Commissioners present.

Staff reports for items listed on this agenda will be available by the end of the day Friday before the meeting, to any interested party, at the Community and Economic Development Agency, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Oakland, California 94612. Reports are available at the Zoning Counter on the 2nd floor, which closes at 4:00 p.m., or at the Strategic Planning Division on the 3rd floor (Suite 3330), which closes at 5:00 p.m. For further information, please call 510-238-3941.

If you challenge a Commission decision in court, you may be limited to issues raised at the hearing or in correspondence delivered to the Zoning Division, Community and Economic Development Agency, at, or prior to, the hearing.

ROLL CALL

WELCOME BY THE CHAIR

For further information on any case listed on this agenda, please contact the case planner indicated for that item.

For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879.

For other questions or general information on the Oakland City Planning Commission, please contact the Community and Economic Development Agency, Planning and Zoning Division, at 510-238-3941.



COMMISSION BUSINESS

Approval of Minutes: November 1, 2000

Agenda Discussion

Correspondence

City Council Actions: November 7, and November 14, 2000

Director's Report

A. 2001 Fruitvale Avenue, Case File CM99-5, Mobile Food Vendor Compliance updates.

B. Informational report on a proposal for a new 340,000 square foot building at 20th Street and Broadway.

C. Informational report on the Lake Merritt Tower II project located at the Kaiser surface parking lot at 2100 Harrison Street.

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, generally subject to a two-minute time limit per speaker.

APPEALS

The Commission will take testimony on each appeal. Following testimony, the Commission will vote on the report prepared by staff. If you challenge an appeal in court, you may be limited to raising only those issues raised at the appeal hearing, or in written correspondence received by the Zoning Division, Community and Economic Development Agency at, or prior to, the appeal hearing.

1.	Location:	5217 Proctor Avenue
	Proposal:	Appeal of Zoning Administrator's determination that a Design Review Permit is required to legalize a deck addition.
	Appellant:	Wilda White
	Applicant/Owner:	Cathy E. Sillavo
	Case File Number:	A00-299
	Planning Permits Required:	Expedited Design Review
	General Plan:	Hillside Residential
	Zoning:	R-30 One-Family Residential Zone and S-14 Community Restoration Development Combining Zone.
	Environmental Determination:	Exempt, Section 15301; State CEQA Guidelines; minor additions
	Historic Status:	Potentially Designated Historic Property (PDHP); survey rating: C2+
	Service Delivery District:	II - North Oakland/North Hills
	City Council District:	1
	Status:	Appeal filed September 18, 2000. Code Enforcement action pending.
	Action to be Taken:	Decision on appeal of Zoning Administrator's determination
	For further information:	Contact case planner Ann Clevenger at 510-238-6980



PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. The Commission will then vote on the matter based on the staff report and recommendation. If you wish to be notified on the decision of an agenda item, please indicate the case number and submit a self-addressed stamped envelope, for each case. If you challenge a Commission decision in court, you may be limited to issues raised at the public hearing or in correspondence delivered to the Zoning Division, Community and Economic Development Agency, at, or prior to, the public hearing.

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 Commissioners, staff, and the public, **15 copies of all material should be submitted.** Material submitted at least one week prior to the meeting will be forwarded to Commissioners with the agenda packet; material submitted later will be distributed at the meeting. To ensure that material is distributed to Commissioners, it should be received by the Commission Secretary no later than noon on the day of the meeting, and preferably earlier.

2.	Location:	Citywide
	Proposal:	Zoning Text Amendment to establish professional requirements for Planning Commission membership and request City Council authorize a Design Review Committee of the Planning Commission.
	Applicant:	City Planning commission
	Case File Number:	ZT00-345
	Planning Permits Required:	Zoning Text Amendment
	Environmental Determination:	Exempt, State CEQA Guidelines, Section 15061(b)(3), "general rule", no possibility of significant effect on the environment.
	Action to be Taken:	Recommendation to City Council
	For further information:	Contact case planner Donovan Corliss at 510-238-3741 .

3.	Location:	4035 Park Boulevard
	Proposal:	Modify conditions of approval of a service station as a result of recent litigation.
	Applicant:	City Planning Commission
	Owner:	Ali Shirazian
	Case File Number:	A96-143 (VM65-567)
	Planning Permits Required:	Major Variance granted on appeal by City Council in 1965.
	General Plan:	Detached Unit Residential
	Zoning:	R-50 Medium Density Residential Zone
	Environmental Determination:	Exempt; Section 15261(b), State CEQA Guidelines; project approval predates CEQA.
	Historic Status:	Non-historic property, (NHP); survey rating: X
	Service Delivery District:	III - San Antonio/Lower Hills
	City Council District:	2
	Action to be Taken:	Decision on application based on staff report.
	For further information:	Contact case planner Crescentia Brown at 510-238-6190 .



4. **Location:** 2933 Florida Street
Proposal: To establish a new 522 square foot secondary dwelling unit in the basement of an existing single family residence.
Applicant: Bruce Shigeura
Owner: Bruce Shigeura
Case File Number: CM00-288
Planning Permits Required: Major Conditional Use Permit for a secondary dwelling unit.
General Plan: Mixed Housing Type Residential
Zoning: R-30, One-Family Residential Zone
Environmental Determination: Exempt, Section 15303, State CEQA Guidelines; new construction or conversion of small structures.
Historic Status: Not a historic property (NHP); survey rating: D3
Service Delivery District: IV - Fruitvale/Central Hills
City Council District: 4
Action to be Taken: Decision on application based on staff report.
For further information: Contact case planner Chris Candell at 510-238-6986

5. **Location:** Vacant parcel approximately 100 feet east of 671 Florence Avenue (Assessors Parcel Map No. 48B-7161-05-1)
Proposal: Construction of a new single family dwelling with a detached secondary dwelling unit on a vacant lot.
Applicant/Owner: Duane Heil/August Company
Case File Number: CM00-295
Planning Permits Required: Major Conditional Use Permit for a secondary dwelling unit and Design Review.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone, and S-14 Community Restoration Combining Zone
Environmental Determination: Exempt, Section 15303, State CEQA Guidelines
Historic Status: Non-Historic Property (NHP); survey rating; N/A
Service Delivery District: II - North Hills
City Council District: 4
Action to be Taken: Decision on application based on staff report
For further information: Contact case planner Maurice Brenyah-Addow at 510-238-6342.

6. **Location:** Dover, Aileen, 58th Street
Assessor Parcel Number: 15-1281-01-7 and 8
Proposal: Construction of 11 single-family homes on mini-lots, and subdivision into 15 parcels.
Applicant: Resources for Community Development
Owner: Oakland Housing Development Department
Case File Number: CU00-323, TRACT 7226, ER90-163
Planning Permits Required: Minor Conditional Use Permit for a mini-lot development, and a Tentative Tract Map to create 15 parcels.
General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone
Environmental Determination: Environmental Impact Report Addendum prepared July 1998
Historic Status: Non-historic property (NHP); survey rating N/A
Service Delivery District: II - North Oakland/North Hills
City Council District: 1
Action to be Taken: Decision on application based on staff report.
For further information: Contact case planner Lynn Warner at 510-238-6168



7.	Location: Between Lake Park Avenue, Lake Park Way, and the I-580 Freeway
	Proposal: To rezone a 17,000 square foot vacant parcel from commercial to Open Space.
	Applicant: City Planning Commission
	Owner: City of Oakland
	Case File Number: RZ00-259
	Planning Permits Required: Rezoning
	General Plan: Park and Urban Open Space
	Zoning: C-30 District Thoroughfare Commercial Zone
	Environmental Determination: Exempt, State CEQA Guidelines, Section 15061(b)(3), "general rule", no possibility of significant effect on the environment.
	Historic Status: Non-historic property (NHP); survey rating: N/A
	Service Delivery District: III - San Antonio/Lower Hills
	City Council District: 2
	Status: Rezoning referred to and endorsed by the Parks and Recreation Advisory Commission (PRAC) on September 13, 2000
	Action to be Taken: Recommendation to City Council
	For further information: Contact case planner Maurice Brenyah-Addow at 510-238-6342

ADJOURNMENT

By 11:59 P.M. unless a later time is agreed upon by a majority of Commissioners present.

Scott Harriman

SCOTT HARRIMAN
Secretary

NEXT REGULAR MEETING: DECEMBER 6, 2000