



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

JANUARY 17, 2001  
Special Meeting

**CLOSED SESSION**

**5:00 P.M.**

Conference with the City Attorney pursuant to California Government Code Section 54956.9(a) regarding Shirazian v. City of Oakland (4035 Park Boulevard).

**BUSINESS MEETING**

**6:00 P.M.**

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

**Note earlier 6:00 P.M.  
convening time.**

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 2<sup>nd</sup> floor, which closes at 4:00 p.m., or at the Strategic Planning Division on the 3<sup>rd</sup> 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**

**COMMISSION BUSINESS**

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.



Approval of Minutes: January 3, 2001

Agenda Discussion

Correspondence

City Council Actions: January 9, and January 16, 2001

Director's Report: Informational Report on the Glenview Apartment project at 1444-1454 MacArthur Blvd.

Informational Report on Streetscape Designs for portions of International and MacArthur Boulevards.

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.	<b>Location:</b> 5110 Mountain Boulevard/ south of 5201 Leona Street (APN No. 037-2605-27-31) <b>Proposal:</b> Appeal of Director of Building Services determination that a Category 4 Creek Protect Permit is required. <b>Appellant:</b> Richard Ehrhardt <b>Owner:</b> Ehrhardt Investments <b>Case File Number:</b> A00-356 <b>Planning Permits Required:</b> None <b>General Plan:</b> Hillside Residential <b>Zoning:</b> R-30 One-Family Residential Zone <b>Environmental Determination:</b> CEQA review required as part of Creek Protection Permit process <b>Historic Status:</b> Non-historic property (NHP); survey rating: N/A <b>Service Delivery District:</b> IV - South Hills <b>City Council District:</b> 6 <b>Action to be Taken:</b> Decision on appeal based on staff report <b>For further information:</b> Contact Lourdes Barrozo at 510-238-6320.
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**2.**                   **Location:** 115 Broadway  
**Proposal:** Appeal of Design Review approval, CEQA exemption and determination of conformity with General Plan and Zoning regulations for the construction of a new three-story commercial structure for community assembly, retail and office uses.  
**Appellant:** Jack London Neighborhood Association  
**Applicant:** Yui Hay Lee  
**Owner:** Carpenter's Union Local 2236 (Daniel Huff, Treasurer)  
**Case File Number:** A00-417 (DR00-251)  
**Planning Permits Required:** Design Review for the construction of a new facility.  
**General Plan:** Mixed Use Waterfront/Estuary Plan Area  
Estuary Plan designation: Retail, Dining, Entertainment 2  
**Zoning:** C-45, Community Shopping Commercial Zone and S-4, Design Review Combing Zone  
**Environmental Determination:** Exempt, Section 15332, State CEQA Guidelines, infill projects  
**Historic Status:** Non-historic property (NHP); survey rating: N/A  
**Service Delivery District:** I- West Oakland/Harbor  
**City Council District:** 3  
**Action to be Taken:** Decision on appeal based on staff report  
**For further information:** Contact Dwane Jensen at 510-238-6344.

**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.

**3.**                   **Proposal:** Public hearing on compliance with conditions of approval (specifically, conditions 15 and 18 relating to on-site toxic remediation work) and consideration of amending said conditions of a previously approved Major Variance for a service station.  
**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:** Hold public hearing.  
**For further information:** Contact case planner Crescentia Brown at 510-238-6190.



**4.**                   **Location:**   **10 Hegenberger Road**  
**Proposal:**    To re-establish the sales of alcohol at an existing cabaret  
**Applicant:**   Dennis Wang  
**Owner:**       Ying Wang  
**Case File Number:**   **REV00-15**  
**Planning Permits Required:** Revision to existing Major Conditional Use Permit to make findings of Public Convenience or Necessity.  
**General Plan:**   Regional Commercial  
**Zoning:**        C-36 Gateway Boulevard Service Commercial Zone and S-4 Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15301; State CEQA Guidelines, existing facility  
**Historic Status:**   Non-Historic Property; survey rating: Fc3  
**Service Delivery District:** VI - Elmhurst/South Hills/Airport  
**City Council District:**   7  
**For further information:**   Contact case planner Chris Candell at 510-238-6986

**5.**                   **Location:**   **1630 San Pablo Avenue (APN No 8-620-9-1 and 11 thru 15)**  
**Proposal:**    Consideration of a Draft Environmental Impact Report (DEIR) to construct a seven story, 520 space parking garage on a 36,612 s.f. lot located at southwest corner of 17<sup>th</sup> Street on 16<sup>th</sup> Street.  
**Applicant:**    Redevelopment Agency, Gordon H. Chong, R.A. of City of Oakland  
**Owner:**        Various owners  
**Case File Number:**   **ER99-01**  
**Planning Permits Required:** Planning Applications to be determined and heard at future Planning Commission hearing.  
**General Plan:**    Central Business District  
**Zoning:**        C-55 Central Core Commercial Zone  
**Environmental Determination:** Draft Environmental Impact Report prepared. Comment period ends January 26, 2001.  
**Historic Status:**   Non-historic Property (NHP), survey rating: N/A  
**Service Delivery District:** I - Downtown/West Oakland/Harbor  
**City Council District:**   3  
**Action to be Taken:**   Hold public hearing on DEIR  
**For further information:**   Contact Claudia Cappio at 510-238-2229.

**6.**                   **Location:**   **4400 Shellmound Street (Emeryville - Oakland Border)**  
**Proposal:**    Construction of a new four level, 800 space parking structure adjacent to the IKEA Retail Project on what is now the surface parking lot.  
**Applicant:**    IKEA Property, Inc.  
**Owner:**        IKEA Property, Inc.  
**Case File Number:**   **REV01-2**  
**Planning Permits Required:** Amendment to Conditional Use Permit  
**General Plan:**    Regional Commercial  
**Zoning:**        M-40, Heavy Industrial Zone  
**Environmental Determination:** An EIR was certified for the IKEA project in 1998 (ER 97-26); an Addendum to this EIR has been prepared for this amendment.  
**Historic Status:**    N/A  
**Service Delivery District:** I-Downtown/West Oakland/Harbor  
**City Council District:**   3  
**Action to be Taken:**   Decision on application based on staff report.  
**For further information:**   Contact Claudia Cappio at 510- 238-2229



**7.**                   **Location:** 10970 International Boulevard (Durant Square)  
**Proposal:** Revision of Tentative Tract Map to reduce the required street right-of-way width and sidewalks on certain streets for the Durant Square Project, which includes approximately 43 new single-family and 168 multifamily residential dwelling units

**Applicant:** Signature Properties  
**Owner:** Signature Properties  
**Case File Number:** TTM7169  
**Permit Required:** Variance pursuant to Oakland Subdivision Regulations Section 163.04.060

**General Plan:** Community Commercial  
**Zoning:** C-40 Community Thoroughfare Commercial; R-30 One-Family Residential; and R-50 Medium Density Residential Zones

**Environmental Determination:** Final EIR previously prepared and Certified  
**Historic Status:** Potential designated historic property (PDHP)/Historic Unreinforced Masonry Building (URM); survey rating: B+a1+ (factory)/Cb+1+ (office)

**Service Delivery District:** VI - Elmhurst/South Hills/Airport  
**City Council District:** 7  
**Action to be Taken:** Decision on application based on staff report.  
**For further information:** Contact Claudia Cappio at 510- 238-2229

**8.**                   **Location:** 2580 W. Tenth Street  
**Proposal:** Establish a new transitional housing and drug treatment program for 25-50 persons within an existing 35,044 square foot motel/hotel facility on the closed Oakland Army Base.

**Applicant:** Milestone Human Services, Inc. , David Bebee  
**Owner:** Oakland Base Reuse Authority (OBRA)  
**Case File Number:** CM00-413  
**Planning Permits Required:** Major Conditional Use Permit for Transitional Housing Residential Activity.

**General Plan:** Business Mix  
**Zoning:** M-40, Heavy Industrial Zone

**Environmental Determination:** Exempt, Section 15301, State CEQA Guidelines, existing facility  
**Historic Status:** Not within the identified historic district on the base.

**Service Delivery District:** I - West Oakland  
**City Council District:** 3  
**Status:** Authorization to enter into sublease with applicant approved by OBRA on December 18, 2000, OBRA Resolution 2000.

**Action to be Taken:** Decision on application based on staff report.  
**For further information:** Contact case planner Scott Harriman at 510-238-6935

**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: FEBRUARY 7, 2001**