

AGENDA

CITY PLANNING COMMISSION
OAKLAND, CALIFORNIA

CITY PLANNING COMMISSIONERS:

Vincent B. Reyes, Chair
Linda R. Bytof, Vice Chair
Les A. Hausrath
Glen Jarvis
Anthony Pegram
Frazier M. Scurry-Scott

NOVEMBER 19, 1997
REGULAR MEETING -

5:00 P.M. MEAL GATHERING
6:30 P.M. BUSINESS MEETING

HEARING ROOM 1, CITY HALL
ONE CITY HALL PLAZA
OAKLAND, CALIFORNIA 94612

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MEAL GATHERING: - 5:00 P.M.

The City Planning Commission will gather for dinner between 5:00 and 6:30 p.m. at Le Cheval Restaurant, 1007 Clay Street. This gathering will be open to the public.

BUSINESS MEETING: - 6:30 P.M.

ROLL CALL:

APPROVAL OF MINUTES: November 5, 1997

AGENDA DISCUSSION:

CORRESPONDENCE:

CITY COUNCIL ACTIONS: November 18, 1997

DIRECTOR'S REPORTS: Status report on Oakland Army Base Reuse Plan

Status report on Downtown Historic Preservation Incentives Program.

COMMITTEE REPORTS:

COMMISSION MATTERS:

CITY ATTORNEY'S REPORT: Status report on Ali Shirazian v. City of Oakland regarding vacant gas station at 4035 Park Boulevard (VM65-567).

Ralph Wheeler
238-3838

OPEN FORUM:

(At this time members of the public are given the opportunity to speak on any item of interest within the Commission's jurisdiction.)

(SEE REVERSE SIDE)

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 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. CHAN, Jane
TIMELY INC.
VM97-187
Application for a Major Variance for a garment sewing business (Custom Manufacturing Activity) in an existing warehouse building at 602 8th Street in the R-80 High-Rise Apartment Residential Zone. (Environmental Determination: Exempt; Section 15301, State CEQA Guidelines; minor alterations to an existing facility.) (Planning Area: Central/Chinatown) (Public hearing closed November 5, 1997.) (Staff report recommends approval.)

2. WALZ, Robert K.
and Lila L.
V97-156
Appeal of the denial by the Zoning Administrator of a Minor Variance to waive one parking space in order to legalize an additional unit in a multi-unit apartment building at 475 Weldon Avenue in the R-70 High Density Residential Zone. (Environmental Determination: Exempt, Section 15301, State CEQA Guidelines; minor alterations to existing structures.) (Planning Area: Lower Hills) (Public hearing closed November 5, 1997) (At Commission's direction, staff report is for approval.)

PUBLIC HEARINGS:

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. A written report and recommendation will be prepared by staff for the next Commission meeting. **THIS REPORT WILL BE AVAILABLE BY THE END OF THE DAY FRIDAY BEFORE THE MEETING, TO ANY INTERESTED PARTY. 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.

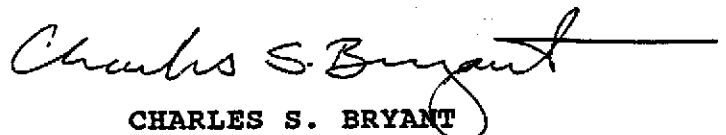
3. CITY PLANNING
COMMISSION
GP97-194
(ER97-18)
Consideration of draft Land Use and Transportation Element of the Oakland General Plan and associated Draft Environmental Impact Report. (Planning Area: Citywide) (Public hearing continued from November 5, 1997)

4. ALLEN, John
CMD89-339
(REV97-19)
Request for revisions to a previously approved Major Conditional Use Permit to expand an existing full service restaurant and delete a condition related to shared parking at 5299 College Avenue in the C-31 Special Retail Commercial Zone. (Environmental Determination: Exempt; Section 15301, State CEQA Guidelines; minor alterations to existing structures.) (Planning Area: North Oakland)

5. JAMESON, Arrece
VMD97-199
Application for a Major Variance to allow conversion of an existing duplex into a triplex (two units permitted) and for Design Review to modify the exterior and build a rear addition at 1004 Chester Street in the R-36 Small Lot Residential Zone. (Environmental Determination: Exempt; Section 15303(b), State CEQA Guidelines; conversion of small structures designed for not more than six dwelling units.) (Planning Area: West Oakland/Harbor)

6. CITY PLANNING
COMMISSION
CM80-148
Review of compliance with conditions of approval, consideration of amending conditions of approval, and consideration of revocation of a Major Conditional Use Permit for the Mark Twain Retirement Center at 2438-35th Avenue and 3525-3539 Lyon Avenue in the R-50 Medium Density Residential Zone. (Environmental Determination: Exempt; Section 15301, State CEQA Guidelines; operation of an existing facility.) (Planning Area: Fruitvale) (Action continued from May 7, 1997.)

ADJOURNMENT:


CHARLES S. BRYANT
Secretary

NEXT REGULAR MEETING:

DECEMBER 3, 1997
5:00 P.M. MEAL GATHERING
6:30 P.M. BUSINESS MEETING

CITY PLANNING COMMISSION AGENDA EXPLANATION

IF YOU HAVE ANY QUESTIONS RELATING TO AN AGENDA ITEM, OR IF YOU WISH TO BE NOTIFIED OF THE DECISION OF AN AGENDA ITEM, PLEASE INDICATE THE CASE NUMBER AND SUBMIT A STAMPED, SELF-ADDRESSED ENVELOPE, FOR EACH CASE, TO THE ZONING DIVISION, 1330 BROADWAY, 2ND FLOOR, OAKLAND, CALIFORNIA 94612, OR BY TELEPHONING (510) 238-3911 or (510) 238-2981.

COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY/ZONING

ENVIRONMENTAL
PROTECTION

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