

AGENDA

**CITY PLANNING COMMISSION
OAKLAND, CALIFORNIA**

CITY PLANNING COMMISSIONERS:

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

**MARCH 18, 1998
REGULAR MEETING -**

**3:00 P.M. BUSINESS MEETING
5:00 P.M. MEAL GATHERING
6:30 P.M. RECONVENE**

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

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**NOTE DIFFERENT STARTING TIME
CONVENING AT 3:00 P.M.**

BUSINESS MEETING: - 3:00 P.M.

ROLL CALL:

APPROVAL OF MINUTES: February 25, and March 4, 1998

AGENDA DISCUSSION:

CORRESPONDENCE:

CITY COUNCIL ACTIONS: March 10, and March 17, 1998

DIRECTOR'S REPORTS:

COMMITTEE REPORTS:

COMMISSION MATTERS:

CITY ATTORNEY'S REPORT:

INTER-DEPARTMENTAL REPORTS:

1. REAL ESTATE DIVISION ZR98-42 Zoning Review of an approximately 10,000 square foot City-owned surplus parcel northerly of 741 Haddon Place, between Wesley Way and Haddon Place (Assessors Parcel Number 23-425-30) in the R-50 Medium Density Residential and R-60 Medium-High Density Residential Zones. (Environmental Determination: Exempt, Section 15312, State CEQA Guidelines: sale of surplus government property.) (Planning Area: Lower Hills)

(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.)

2. OAKLAND REDEVELOPMENT AGENCY
ER97-23
Consideration of a Final Environmental Impact Report to acquire, rehabilitate and demolish a portion of an existing 229,840 square foot vacant office building, known as the Bermuda Building, and to construct an open plaza facility on a portion of the site at 2150 Franklin Street in the C-55 Central Core Commercial Zone. (Planning Area: Central and Chinatown) (Public hearing on Draft EIR closed February 4, 1998.) (Staff report recommends certification of Final EIR.)

3. KONG-BROWN, Barbara
CM98-16
Application for a Major Conditional Use Permit for a drive through oil changing facility (Automotive Servicing Commercial Activity) at 6301 San Pablo Avenue in the C-30 District Thoroughfare Commercial Zone. (Environmental Determination: Exempt; Section 15303, State CEQA Guidelines; new construction of small commercial structures.) (Planning Area: North Oakland) (Public hearing closed March 4, 1998.) (Staff report recommends approval.)

4. KARNAY, John
VM98-21
Application for a Major Variance for beer and wine sales (Alcoholic Beverage Sales Commercial Activity) at an existing tobacco store within 1,000 feet of another business selling alcoholic beverages at 6218 La Salle Avenue in the C-27 Village Commercial Zone. (Environmental Determination: Exempt; Section 15301, State CEQA Guidelines; minor alterations to operation of an facility.) (Planning Area: North Hills) (Public hearing closed March 4, 1998.) (Staff recommends denial.)

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.

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.

6. CITY PLANNING
COMMISSION
VM65-567

Review of compliance with conditions of approval and consideration of amending conditions of approval of a previously approved Major Variance for a service station at 4035 Park Boulevard in the R-50 Medium Density Residential Zone. (Planning Area: Lower Hills) (Action continued from February 18, 1998.)

7. CITY PLANNING
COMMISSION
CM95-19

Review of compliance with conditions of approval and consideration of amending conditions of approval of a previously approved Major Conditional Use Permit for a Group Assembly Commercial Activity in an existing restaurant at 2042 MacArthur Boulevard in the C-30 District Thoroughfare Commercial Zone. (Planning Area: Lower Hills)

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 public hearing, or in written correspondence received by the Zoning Division, Community and Economic Development Agency at, or prior to, the public hearing.

5. **APPLICANT:**
ALLEN, David
APPELLANT:
STEIN, Dorothy
DV97-227

Appeal of the approval by Zoning Administrator of an application for Design Review to construct a new one-family dwelling and for approximately 1,300 cubic yards of grading and a Minor Variance to waive two off-street parking spaces resulting in a total of two spaces (4 spaces required) on a vacant lot approximately 250 feet east of 6925 Balsam Way (Assessors Parcel Number 48G-7432-13-2) in the R-30 One-Family Residential and S-11 Site Development and Design Review Combining Zones. (Environmental Determination: Exempt; Section 15303, State CEQA Guidelines; new construction of small structures) (Planning Area: North Hills)

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.

RECONVENE:

- 6:30 P.M.

Note: No new items other than open forum will be called after 11:00 P.M. unless agreed upon by a majority of Commissioners present.

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.)

8. S.J. SUNG & ASSOC.
CM97-185
Application for a Major Conditional Use Permit to extend an existing driveway as a shared access facility to serve one additional house on a site of over one acre at the end of Colgett Drive (Assessors Parcel Number 37A-3148-35) in the R-30 One Family Residential Zone. (Environmental Determination: Exempt; Section 15303, State CEQA Guidelines; new construction of three or fewer single family homes.) (Planning Area: South Hills). (Continued from January 21, 1998.)
9. MCLAUGHLIN, Maggie
CM98-2
(ER98-1)
Application for a Major Conditional Use Permit to construct a gas station (Automotive Servicing Commercial Activity) with a convenience market (Convenience Market Commercial Activity) at 9755 Edes Avenue in the C-10 Local Retail Commercial Zone. (Environmental Determination: Negative Declaration prepared.) (Planning Area: Elmhurst)
10. DOMMER, Don
CMV98-9
(ER98-3)
Application for a Major Conditional Use Permit to construct a teacher training facility and small elementary school (Extensive Impact Civic Activity) and a Minor Variance to allow a 44' building height (30' allowed) on a 4.5 acre site on the Mills College campus between Wetmore and Kapiolani Roads, at 5000 MacArthur Boulevard in the R-50, Medium Density Residential Zone. (Environmental Determination: Mitigated Negative Declaration prepared.) (Planning Area: Central East Oakland)
11. CHOW, Kent C.
CM98-27
Application for a Major Conditional Use Permit to establish an Alcoholic Beverage Sales Commercial Activity in an existing supermarket (Orient Market) at 410-424 7th Street in the C-40 Community Thoroughfare Commercial and S-4 Design Review Combining Zones. (Environmental Determination: Exempt; Section 15301, State CEQA Guidelines; minor alterations to existing facilities.) (Planning Area: Central and Chinatown)

March 18, 1998

12. KIZZEE, Cloyce
CM98-29

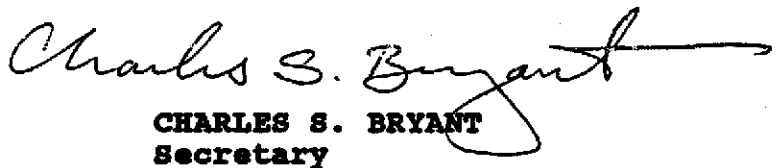
Application for a Major Conditional Use Permit to change the license of an Alcoholic Beverage Sales Commercial Activity from type 48 (bar) to type 47 (full service restaurant) at 6520 Foothill Boulevard in the C-30 District Thoroughfare Commercial Zone. (Environmental Determination: Exempt; Section 15301, State CEQA Guidelines; minor alterations to operation of an existing activity.) (Planning Area: Central East Oakland)

13. CLAWSON PROJECT
ASSOCIATES
VM98-33

Application for a Major Variance to allow the conversion of the former Clawson School into 38 residential units in the main school building and a catering business and offices in the former multi-purpose building at 3210 and 3240 Peralta Street in the R-36 Small Lot Residential Zone. (Environmental Determination: Exempt, Section 15301, State CEQA Guidelines; minor alterations to existing facilities.) (Planning Area: West Oakland/Harbor)

ADJOURNMENT:

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


CHARLES S. BRYANT
Secretary

NEXT REGULAR MEETING:

APRIL 1, 1998
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

CITY OF OAKLAND



Community & Economic Development Agency

Zoning - Division

1330 Broadway, 2nd Floor

Oakland, CA 94612

**City Planning
Commission Agenda**

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ENVIRONMENTAL
PROTECTION

FIRST CLASS