

**AGENDA**

CITY PLANNING COMMISSION  
OAKLAND, CALIFORNIA

**CITY PLANNING COMMISSIONERS:**

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

OCTOBER 1, 1998

**SPECIAL MEETING -**

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

CITY COUNCIL CHAMBERS  
CITY HALL  
ONE FRANK H. OGAWA PLAZA  
(ONE CITY HALL PLAZA)  
OAKLAND, CALIFORNIA 94612

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**NOTE DAY, TIME AND LOCATION  
OF SPECIAL MEETING:**

**CONVENING AT 6:00 P.M. ON  
THURSDAY, OCTOBER 1, 1998  
IN THE CITY COUNCIL CHAMBERS**

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

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

**BUSINESS MEETING:** - 6:00 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.

**ROLL CALL:**

**AGENDA DISCUSSION:**

**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)

**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.

1. IKEA PROPERTY, INC. Application for a Vesting Tentative Tract Map to subdivide an existing 15.98 acre site into six lots to accommodate an approximately 314,000 square foot IKEA home furnishings store on Shellmound Street in Oakland and Emeryville in the "Regional Commercial" General Plan Land Use Classification and the M-40 Heavy Industrial Zone (Oakland) and M-U Mixed Use Zone (Emeryville). (Environmental Determination: Final Environmental Impact Report previously certified.) (Planning Area: West Oakland/Harbor) (Related Major Conditional Use Permit approved September 2, 1998.) (Case planner: Pamela Kershaw, 510-238-2229)

2. SMART AND FINAL  
CM98-175

Application for a Major Conditional Use Permit to add an Alcoholic Beverage Sales Commercial Activity in an existing "Cash and Carry" grocery store (large retailer with 25 or more employees and 20,000 square feet or more of floor area) at 400 Oak Street in the "Mixed Use Water-front/Estuary Plan Area" General Plan Land Use Classification, and the M-20 Light Industrial and S-4 Design Review Combining Zones. (Environmental Determination: Exempt; Section 15301, State CEQA Guidelines; minor alterations to an existing facility.) (Planning Area: Central and Chinatown)(Case planner: Chris Candell, 510-238-6986)

3. MIRKHANI, Fred  
VMD98-176

Application for a Major Variance and Design Review to construct a single family dwelling with an enclosed garage and a breezeway that would project above the height restriction on downslope lots on the southwest side of Skyline Boulevard approximately 900 feet southeast of its intersection with Colton Boulevard (Assessors Parcel Number 48E-7322-25-3) in the "Hillside Residential" General Plan Land Use Classification and the R-30 One-Family Residential, S-10 Scenic Route Combining, and S-11 Site Development and Design Review Combining Zones. (Environmental Determination: Exempt; Section 15303, State CEQA Guidelines; construction of three or fewer new single-family dwellings.) (Planning Area: North Hills)(Case planner: Noel Ibalio, 510-238-6809)

4. HUNTINGTON  
RESTAURANTS  
VMD97-242  
(ER98-2)

Application for a Major Variance and Design Review to construct a new Burger King restaurant (Fast-Food Restaurant Commercial Activity and Drive-Through Nonresidential Facility) within 500 feet of a public park at East 12th Street and 14th Avenue (Assessors Parcel Number 19-40-2-5) in the "Business Mix" General Plan Land Use Classification and M-30 General Industrial and S-4 Design Review Combining Zones. (Environmental Determination: Negative Declaration prepared.) (Planning Area: San Antonio) (Action continued from June 3, and July 15, 1998.) (Case planner: Erin Bell, 510-238-7733)

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.

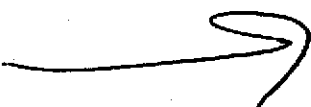
5. APPLICANT:  
SNK DEVELOPMENT  
APPELLANT:  
JACK LONDON  
NEIGHBORHOOD  
ASSOCIATION  
ER98-16  
(CMD98-131)

Challenge to a Mitigated Negative Declaration for 312 residential living units and ground floor retail space on three city blocks centered on 3rd and Jackson Streets in the "Mixed Use Waterfront/Estuary Plan Area" General Plan Land Use Classification and C-45 Community Shopping Commercial Zone. (Planning Area: Central and Chinatown) (Case planner: Katrina Koh, 510-238-3741)

PUBLIC HEARINGS (continued):

6. SNK DEVELOPMENT  
CMD98-131  
(ER98-16)


Application for a Major Conditional Use Permit and Design Review to construct 312 residential living units and ground floor retail space on three city blocks centered on 3rd and Jackson Streets in the "Mixed Use Waterfront/Estuary Plan Area" General Plan Land Use Classification and C-45 Community Shopping Commercial Zone. (Environmental Determination: Mitigated Negative Declaration prepared.) (Planning Area: Central and Chinatown) (Public hearing continued from August 19, 1998.) (Case planner: Katrina Koh, 510-238-3741)

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COMMISSION  
VM65-567
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Review of compliance with Zoning Regulations, consideration of adding conditions of approval, and consideration of revocation of a Major Variance for a service station at 4035 Park Boulevard in the R-50 Medium Density Residential Zone. (Environmental Determination: Exempt; Section 15261(b), State CEQA Guidelines; project approval predates CEQA.) (Planning Area: Lower Hills) (Action continued from February 18, 1998.) (Case planner: Crescentia Brown, 510-238-6190)

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:

OCTOBER 7, 1998  
5:00 P.M. MEAL GATHERING  
6:30 P.M. BUSINESS MEETING