

AGENDA

CITY PLANNING COMMISSION  
ZONING UPDATE COMMITTEE  
OAKLAND, CALIFORNIA

COMMITTEE MEMBERS:

Les A. Haurath, Chair  
Arthur L. Clark  
Glen Jarvis

SEPTEMBER 22, 1999

2:30 P.M. CONVENE

HEARING ROOM 1, CITY HALL  
ONE FRANK H. OGAWA PLAZA  
(ONE CITY HALL PLAZA)  
OAKLAND, CALIFORNIA 94612

.....

ROLL CALL

APPROVAL OF MINUTES: July 21, 1999

DISCUSSION:

1. Framework for Zoning: Issues and Options. Presentation by consultant Dyett & Bhatia and committee discussion.
2. Status report on other ongoing zoning projects, including:
  - West Oakland
  - Downtown
  - Estuary Plan Area
  - Residential Design Review
3. Citizen participation in zoning update process.
4. Future committee meeting schedule.
5. Other Committee matters.

OPEN FORUM

ADJOURNMENT

*Charles S. Bryant*  
 CHARLES S. BRYANT  
 Secretary

NEXT REGULAR COMMITTEE MEETING:

DECEMBER 15, 1999

**AGENDA**

**CITY PLANNING COMMISSION  
OAKLAND, CALIFORNIA**

**CITY PLANNING COMMISSIONERS:**

**SEPTEMBER 22, 1999**

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

**REGULAR MEETING -**

**5:00 P.M. CLOSED SESSION  
6:30 P.M. BUSINESS MEETING**

**HEARING ROOM 1, CITY HALL  
ONE FRANK H. OGAWA PLAZA  
(ONE CITY HALL PLAZA)  
OAKLAND, CALIFORNIA 94612**

.....

**CLOSED SESSION: 5:00 P.M.**

Conference with the City Attorney pursuant to California Government Code Sections 54956.9(b)(1) regarding anticipated litigation in one matter.

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

**BUSINESS MEETING: 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.

**ROLL CALL:**

**WELCOME BY THE CHAIR:**

**APPROVAL OF MINUTES: September 1, and September 8, 1999**

**AGENDA DISCUSSION:**

**CORRESPONDENCE:**

**CITY COUNCIL ACTIONS: September 14, and September 21, 1999.**

(SEE REVERSE SIDE)

City Planning Commission - Agenda  
Page -2-

September 22, 1999

DIRECTOR'S REPORTS:COMMITTEE REPORTS:

Report from Zoning Update Committee on meeting of September 22, 1999.

COMMISSION MATTERS:

Approval of City Planning Commission meeting dates for 2000.

CITY ATTORNEY'S REPORT: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.)

INTERDEPARTMENTAL REPORTS: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. 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. CITY PLANNING  
COMMISSION  
ZT99-229

Consideration of amending the Oakland Planning Code to delete the requirement for a conditional use permit for sidewalk cafe facilities. (Environmental Determination: Exempt; Section 15061(b)(3), State CEQA Guidelines; "General Rule", no possibility of significant effect on the environment)(Case planner: Deborah Diamond, 510-238-3063)

**City Planning Commission - Agenda**  
**Page -3-**

**September 22, 1999**

2. **COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY**  
**RPP 26.01**
- Consideration of the Preliminary Redevelopment Plan for the Oakland Army Base pursuant to California Health and Safety Code Sections 33492 et. seq. (Environmental Determination: Environmental Impact Report to be prepared.) (Service Delivery District I: Downtown/West Oakland/Harbor) (City Council District 3) (Assigned staff: Wendy Simon, 510-238-6430)
3. **TERRE FORTE LLC**  
**DELUCA, Joe**  
**CM99-213**
- Application for a Major Conditional Use Permit to create a shared access facility to serve three proposed lots on the south side of Broadway approximately 100 feet west of Brookside Avenue (Assessors Parcel Number 48A-7095-48) in the "Detached Unit Residential" General Plan Land Use Classification and the R-30 One-Family Residential and S-14 Community Restoration Development Combining Zones. (Environmental Determination: Exempt; Section 15303, State CEQA Guidelines; construction of three or fewer single family dwellings.) (Historic status\*: non-historic property (NHP); survey rating: N/A) (Service Delivery District II: North Oakland/North Hills) (City Council District 1) (Case Planner: Hector Lopez, 510-238-4799)

**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.

4. **SMITH, Peter**  
**P&C PACIFIC**  
**BAKERIES**  
**A98-242**
- Administrative Appeal of the determination by the Zoning Administrator that operation of the P&C Bakery is not a legal non-conforming use and requires a Major Conditional Use Permit at 2923 Adeline Street in the "Housing and Business Mix" General Plan Land Use Classification and M-20 Light Industrial Zone. (Environmental Determination: Exempt, Section 15301, State CEQA Guidelines; minor alterations to existing facility.) (Historic Status\*: potential designated historic property (PDHP); survey rating: Ec3.) (Service Delivery District I: Downtown/West Oakland/Harbor) (City Council District 3) (Case planner: Ricardo Bressanutti, 510-238-6417) (Action

City Planning Commission - Agenda  
Page -4-

September 22, 1999

continued from August 4, 1999.) (Staff report includes recommendation for Commission action.)

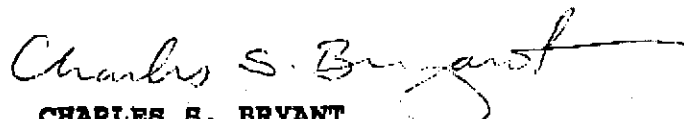
**PUBLIC HEARINGS (continued):**

5. CITY PLANNING  
COMMISSION  
VM65-567

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 "Detached Unit Residential" General Plan Land Use Classification and the 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) (Case planner: Crescentia Brown, 510-238-6190) (Action continued from June 16, 1999.)

**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 6, 1999

- \* For further information on historic status, please contact the Oakland Cultural Heritage Survey at 238-6879.