



*C. Blake Huntsman, Chair  
Doug Boxer, Vice Chair  
Michael Colbruno  
Sandra E. Gálvez  
Vince Gibbs  
Vien Truong  
Madeleine Zayas-Mart*

**November 18, 2009**  
**Regular Meeting**

**MEAL GATHERING 5:30P.M.**

**City Hall Caucus Room 3<sup>rd</sup> Floor, 1 Frank Ogawa Plaza,  
Oakland**

Open to the public (Members of the public may bring their own meals if desired.  
Consumption of food is not required to attend.)

**BUSINESS MEETING 6:00 P.M.**

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

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary "*Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda*". Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes.

The order of items will be determined under "Agenda Discussion" at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15 p.m.**, and the meeting will adjourn no later than **10:30 p.m.** unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

Please check with the Planning Department prior to the meeting regarding items that may be continued. Any agenda item may be continued, without the hearing on the matter being opened or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

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***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.***

***♿*** This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the ***Planning Department at 510-238-3941*** or ***TDD 510-238-3254*** at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.



**New web-site staff report  
download instructions**

**Staff reports for items listed on this agenda will be available by 3:00 p.m. the 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 Strategic Planning Division on the 3<sup>rd</sup> floor (Suite 3315), which closes at 5:00 p.m.**

Staff reports are also available on-line, by 3:00 p.m. the Friday before the meeting, at [www.oaklandnet.com](http://www.oaklandnet.com) by searching “Frequently Visited Pages” located on the City of Oakland Homepage. Clicking on “Planning Commission Meetings” will open a menu of Planning Commission and Committee Agendas. Staff reports are available on the selected agenda by clicking on the highlighted case file number. You will need to ensure that your computer will accept pop-ups from the host site (oaklandnet.com) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

If you challenge a Commission decision in court, you will 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. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure Section 1094.6, unless a shorter period applies.

Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

While attending Planning Commission Meetings, parking in the Clay Street Garage is free. Attendees should see staff at the meeting for validation of parking tickets.

Applicants or members of the public that plan power point presentations: Please contact Daria Edgerly at [dedgerly2@oaklandnet.com](mailto:dedgerly2@oaklandnet.com) or 510-238-2912 or Gwen Brown at [gbrown@oaklandnet.com](mailto:gbrown@oaklandnet.com) or 510-238-6194 at least 48 hours prior to the meeting.

***ROLL CALL***

***WELCOME BY THE CHAIR***

***COMMISSION BUSINESS***

**Agenda Discussion**

**Director’s Report**

**Committee Reports**



**Commission Matters**

[Upcoming Holiday meeting schedule](#)

**City Attorney's Report**

[Oakland's Alcohol Laws](#)

### ***OPEN FORUM***

At this time members of the public may speak on any item of interest within the Commission's jurisdiction. Speakers are generally limited to two minutes or less if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

### ***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.

### ***PUBLIC HEARINGS***

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. If you challenge a Commission decision in court, you will 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.

The Commission will then vote on the matter based on the staff report and recommendation. If the Commission does not follow the staff recommendation and no alternate findings have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings and, as applicable, conditions of approval that the Commission will consider in making a final decision.

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.

Planning Commission decisions that involve "major" cases (i.e., major variances, major conditional use permits) are usually appealable to the City Council. Such appeals must be filed within ten (10) calendar days of the date of the announcement of the Planning Commission decision and by 4:00 p.m. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Planning Commission or wherein their decision is

not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so will preclude you from raising such issues during your appeal and/or in court.

Any party seeking to challenge a final decision in court must do so within ninety (90) days of the date of the announcement of a final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

Ukl;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 Commission, staff, and the public, 25 copies of all material should be submitted. Material submitted at least ten days prior to the meeting may be included as part of the agenda packet; material submitted later will be distributed at or prior to the meeting. To ensure that material is distributed to Commissioners, it should be received by the Commission.



- Location:** [500 Hegenberger Road \(APN: 042-4323-007-05\)](#)  
**Proposal:** To re-establish a 293 room hotel (Transient Habitation), with no exterior alterations to the building or site.  
**Applicant:** Michael Cho, UNI Oakland CO., LLC  
**Contact Person/Phone Number:** Michael Cho /(323)734-4000  
**Owner:** JCRA Investment CO., LLC  
**Case File Number:** **CM09-221**  
**Planning Permits Required:** Major Conditional Use Permit to re-establish a hotel (Transient Habitation).  
**General Plan:** Regional Commercial  
**Zoning:** C-36 Gateway Boulevard Service Commercial Zone  
S-4 Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to existing structures.  
Exempt, Section 15332 of the State CEQA Guidelines, In-fill development project.  
Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.  
**Historic Status:** Not a Potential Designated Historic Property; Survey Rating: F3  
**Service Delivery District:** 6  
**City Council District:** 7  
**Status:** Pending  
**Action to be Taken:** Decision of Application  
**Finality of Decision:** *Appealable to City Council*  
**For Further Information:** Contact case planner Michael Bradley at (510) 238-6935 or by email: [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)



2.	<p><b>Location:</b> 6310 College Avenue (APN's: 048A-7070-001-01; &amp; 007-01)</p> <p><b>Proposal:</b> The project would involve demolition of the existing 25,000 square-foot store, parking lot and service station and construction of a two-story, approximately 64,860 square foot building that would contain a 50,400 square foot Safeway supermarket, about 11, 500 square feet of ground floor retail spaces (for approximately eight retail shops), and a partially below-grade parking garage with about 173 parking spaces.</p> <p><b>Applicant:</b> Lowney Architects</p> <p><b>Contact Person/Phone Number:</b> Ken Lowney - (510)836-5400</p> <p><b>Owner:</b> Safeway Stores Inc.</p> <p><b>Case File Number:</b> ER09-0006</p> <p><b>General Plan:</b> Neighborhood Center Mixed Use</p> <p><b>Zoning:</b> C-31, Special Retail Commercial Zone</p> <p><b>Environmental Determination:</b> Staff has determined that an Environmental Impact Report (EIR) must be prepared for this project. An Initial Study (IS) that identifies the areas of probable environmental impacts and a Notice of Preparation of a Draft Environmental Impact Report (DEIR) has been prepared. The Initial Study (IS) has identified Noise, Air Quality, and Transportation and Traffic as areas of probable environmental impact that shall be studied in the Draft Environmental Impact Report (DEIR) to be prepared, and that all other impacts would be reduced to less than significant levels. A Notice of Preparation (NOP) to prepare the EIR was published on October 30, 2009. The comment period for the NOP ends on December 1, 2009.</p> <p><b>Historic Status:</b> Not a Potentially Designated Historic Property; Rating: X</p> <p><b>Service Delivery District:</b> 2</p> <p><b>City Council District:</b> 1</p> <p><b>Action to be Taken:</b> Receive public and Commission comments about what information and analysis should be included in the EIR (Scoping Session).</p> <p><b>For Further Information:</b> Contact case planner <b>Peterson Z. Vollmann</b> at (510) 238-6167 or by email: <a href="mailto:pvollman@oaklandnet.com">pvollman@oaklandnet.com</a>.</p>
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**APPEALS**

The Commission will take testimony on each appeal. If you challenge a Commission decision in court, you will 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, to the public hearing; provided, however, such issues were previously raised in the appeal itself.

Following testimony, the Commission will vote on the report prepared by staff. If the Commission reverses/overturns the staff decision and no alternate findings have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings and, as applicable, conditions of approval that the Commission will consider in making a final decision.

Unless otherwise noted, the decisions in the following matters are final and not administratively appealable. Any party seeking to challenge these decisions in court must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.



3.	<p><b>Location:</b> <a href="#">2935 Telegraph Avenue</a> (APN's <a href="#">009-0698-001-00</a>; <a href="#">009-0698-002-01</a>; <a href="#">009-0698-002-02</a>; <a href="#">009-0698-002-03</a>; <a href="#">009-0698-030-00</a>)</p> <p><b>Proposal:</b> To Appeal an Administrative Decision regarding the issuance of a Demolition Permit for the development project at 2935 Telegraph Avenue (VMD06-441 and ER06-0012), pursuant to interpretation of Condition of Approval.</p> <p><b>Appellant:</b> Andrew Stevenson (510)628-0091</p> <p><b>Applicant/Owner:</b> Courthouse Associates, LLC – Alex Waterbury (650)349-1224</p> <p><b>Case File Number:</b> <b>AO9-0210</b></p> <p><b>General Plan:</b> Community Commercial/Urban Residential</p> <p><b>Zoning:</b> C-40 – Community Thoroughfare Commercial; R-80 – High-rise Apartment Residential</p> <p><b>Environmental Determination:</b> An Environmental Impact Report which focuses on Historic Resources and Transportation/Traffic was certified by the Planning Commission on August 1, 2007.</p> <p><b>Historic Status:</b> City of Oakland Historic Resource for purposes of CEQA with an Oakland Cultural Heritage Preliminary Field Rating of B+3 (of major importance, not in an area of primary or secondary importance). Most recently used as the Courthouse Athletic Club, and previously a mortuary remodeled from a residence.</p> <p><b>Development Project Status:</b> VMD06-441 was Approved, with Conditions, by the Planning Commission on August 1, 2007.</p> <p><b>Service Delivery District:</b> North Oakland 2</p> <p><b>City Council District:</b> 3 – Nancy Nadel</p> <p><b>Date Filed:</b> October 5, 2009</p> <p><b>Action to be Taken:</b> Public Hearing</p> <p><b>Staff Recommendation:</b> Deny the appeal and uphold the Deputy Director's approval</p> <p><b>Finality of Decision:</b> Final Decision</p> <p><b>For Further Information:</b> Contact case planner Joann Pavlinec at (510) 238-6344 or by email: <a href="mailto:jpavlinec@oaklandnet.com">jpavlinec@oaklandnet.com</a></p>
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**COMMISSION BUSINESS**

**Approval of Minutes:** [October 21, 2009](#) and [November 4, 2009](#)

**Correspondence**

**City Council Actions**



***OPEN FORUM***

At this time members of the public may speak on any item of interest within the Commission's jurisdiction. Speakers are generally limited to two minutes or less if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

**ADJOURNMENT** By **10:30 P.M.** unless a later time is agreed upon by a majority of Commissioners present.

**SCOTT MILLER**  
**Zoning Manager**  
**Planning and Zoning Division**

***NEXT REGULAR MEETING:*** December 2, 2009