



*Michael Colbruno, Chair  
C. Blake Huntsman, Vice Chair  
Doug Boxer  
Sandra E. Gálvez  
Anne Mudge  
Madeleine Zayas-Mart*

**May 6, 2009**  
**Regular Meeting**

**Revised 4-24-09\* (See end of agenda)**

**MEAL GATHERING**      **5:15 P.M.**

**Saigon Restaurant, 326 Frank Ogawa Plaza, Oakland.**

Open to the public (Members of the public may purchase 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 write “Planning Commission” on the back of the parking ticket.

Applicants or members of the public that plan power point presentations: Please contact Robynn Parker at [raparker@oaklandnet.com](mailto:raparker@oaklandnet.com) or 510-238-2950 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**

**City Attorney’s Report**

**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.

<b>1.</b>	<p><b>Location:</b> 3525 Kansas Street (APN: 030 -1898-002-00)</p> <p><b>Proposal:</b> Mini Telecommunications Facility To install a rooftop enclosure on a church, appearing as a bell tower, to contain 9 antennas. An equipment enclosure containing 10 cabinets would be constructed at ground-level not visible from the public right-of-way.</p> <p><b>Contact Person/</b> Charnel James, NSA Wireless <b>Phone Number:</b> (530) 219-1833</p> <p><b>Owner:</b> Laurel United Methodist Church</p> <p><b>Case File Number:</b> <b>CMD09-036</b></p> <p><b>Planning Permits Required:</b> Major Conditional Use Permit with special findings for a Telecommunications Facility in a Residential Zone (OMC Sec. 17.24.080(B), 17.128.060(C), 17.134.020(A)(3)(i)); Regular Design Review with special findings for a Telecommunications Facility (OMC Sec. 17.24.040, 17.128.060(B), 17.136.040(A)(10))</p> <p><b>General Plan:</b> Mixed Housing Type Residential <b>Zoning:</b> R-50 Medium Density Residential Zone</p> <p><b>Environmental Determination:</b> Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities (Additions to existing structures); Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning</p> <p><b>Historic Status:</b> Not a Potential Designated Historic Property; Survey rating: D3 (minor importance)</p> <p><b>Service Delivery District:</b> IV – San Antonio/Fruitvale <b>City Council District:</b> 4 – Quan <b>Date Filed:</b> March 4, 2009 <b>Action to be Taken:</b> Based on staff report <b>Finality of Decision:</b> Appealable to City Council <b>For further information:</b> Contact case planner <b>Aubrey Rose, Planner II</b> at (510) 238-2071 or <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a></p>
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<b>2.</b>	<p><b>Location:</b> 721 Wesley Way (APN: 023-0424-008-01)</p>
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<b>Proposal:</b>	To determine the appropriate zoning classification of one, City-owned surplus property (parking lot) prior to establishing a long term lease with the adjacent property owner pursuant to Ordinance No. 11602 C.M.S.
<b>Applicant:</b>	City of Oakland
<b>Contact Person:</b>	City of Oakland Real Estate Services Division, William Wilkins
<b>Phone Number:</b>	(510) 238-6358
<b>Owner:</b>	City of Oakland
<b>Case File Number:</b>	<b>ZR09-029</b>
<b>Planning Permits Required:</b>	Zoning Review to determine the appropriateness of the current zoning designation.
<b>General Plan:</b>	Neighborhood Center Mixed Use
<b>Zoning:</b>	C-20 Shopping Center Commercial Zone, S-9 Retail Frontage Combining Zone
<b>Environmental Determination:</b>	Exempt, Section 15312 of the State CEQA Guidelines; Surplus Government Property Sales
<b>Historic Status:</b>	Not a Potential Designated Historic Property; Survey rating: X
<b>Service Delivery District:</b>	3
<b>City Council District:</b>	2
<b>Status:</b>	Pending
<b>Action to be Taken:</b>	Determination of appropriate zoning classification and recommendation to the City Council based on staff report
<b>Finality of Decision:</b>	Recommendation to the City Council
<b>For further information:</b>	Contact case planner <b>Michael Bradley</b> at <b>(510) 238-6935</b> or <a href="mailto:mbradley@oaklandnet.com">mbradley@oaklandnet.com</a>

**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.

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.

**PLEASE NOTE: ITEM #3, BELOW, HAS BEEN REMOVED FROM THIS AGENDA.**

3.	<p><b>Location:</b> 2417 M. L. King Jr. Way (APN 008-0677-001-00)</p> <p><b>Proposal:</b> To rebuild the minipark at 25<sup>th</sup> &amp; ML King Jr. Park</p> <p><b>Applicant:</b> City of Oakland— Recreation &amp; Parks</p> <p><b>Owners:</b> City of Oakland</p> <p><b>Contact Person/Phone Number:</b> Lily Soo-Hoo, CEDA (510) 238-6604</p> <p><b>Case File Number:</b> CMD09-050</p> <p><b>Planning Permits Required:</b> Major Conditional Use Permit and Regular Design Review to allow rebuilding of an existing minipark with natural or artificial turf replacing paved area, over subsurface drainage areas, installing childrens’ play equipment, fencing, gates, ADA handicap accessible concrete paths, trees, drinking fountain, signage, area lights; retaining other features such as cultural murals, on approximately 1/4 acre 25<sup>th</sup> &amp; ML King Jr Park</p> <p><b>General Plan:</b> UR (Urban Residential)</p> <p><b>Zoning:</b> OS-AMP Open Space Active Mini-Park District</p> <p><b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines; Modification of of Existing Facilities, Section 15183, Projects consistent with a general plan, community plan, or zoning</p> <p><b>Historic Status:</b> Not PDHP/not historic</p> <p><b>Service Delivery District:</b> 1</p> <p><b>City Council District:</b> CD3</p> <p><b>For further information:</b> Contact case planner David Valeska, at (510) 238-2075 or <a href="mailto:dvaleska@oaklandnet.com">dvaleska@oaklandnet.com</a></p>
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4.                   **Location:** 6161 Coliseum Way (APN: 041-3906-011-00) (12/31/07)  
**Proposal:** Request to reconsider a Planning Commission decision denying the legalization of an existing Fast Food Commercial activity. The item was heard and denied before the Planning Commission at its March 18, 2009 hearing by a 4-0-(1 abstention) vote. The applicant has requested the Commission reconsider its decision to deny the application due to the applicants stated claim that they did not receive sufficient notice of the hearing and was therefore not present. If the Planning Commission agrees to reconsider their decision, then the Major Conditional Use Permit will be brought back for reconsideration at a future hearing.

**Applicant:** Maria Menendez  
**Contact Person/Phone Number:** Same (510)569-8418  
                          **Owner:** Huey B. Hoang  
                          **Case File Number:** **CM07-553**  
**Planning Permits Required:** A Major Conditional Use Permit was denied by the Planning Commission for this property.

**General Plan:** Business Mix  
                          **Zoning:** CIX2, Commercial Industrial Zone  
**Environmental Determination:** Pursuant to section 15270 of the State CEQA regulations, CEQA does not apply to projects which are disapproved.

**Historic Status:** Not a Historic Property  
**Service Delivery District:** 5  
                          **City Council District:** 6  
                          **Status:** Pending  
                          **Action to be Taken:** Approve or Deny Request for Re-Hearing.  
**For Further Information:** Contact case planner Moe Hackett at (510) 238-3973 or by email: mhackett@oaklandnet.com

5.                   **Location:** 3725 MacArthur Boulevard (APN: 030 -1980-135-00)  
**Proposal:** To allow the conversion of a 1,557 square-foot office space located in a 2-suite commercial building into a restaurant (“Miliki”) with an approx. 750 square-foot dining room. The restaurant would serve beer & wine and have a 12:00 a.m. closing time. The project would include façade improvements.

**Contact Person/Phone Number:** Maxwell Beaumont (510) 652-4433  
                          **Owner:** Cornerstone Missionary Baptist Church of Oakland  
                          **Case File Number:** **CMD09-042**  
**Planning Permits Required:** Major Conditional Use Permit with Special Findings to allow sale of alcoholic beverages at a Full-Service Restaurant located on a Restricted Street (OMC Sec. 17.102.210(B)(2), 17.134.020(A)(2)(a)(viii)); Minor Conditional Use Permit with Special Findings to allow a General Food Sales Commercial Activity in the C-31 Zone (OMC Sec. 17.48.040(C) & 100, 17.134.020(B)); Regular Design Review for exterior renovation to a commercial building.  
(continued on page 7) (OMC Sec. 17.48.020, 17.136.040(A)(2))



(continued from page 6)

**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** C-31 Special Retail Commercial Zone  
**Environmental Determination:** Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities (Alterations to Existing Structures); Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning  
**Historic Status:** Potential Designated Historic Property (PDHP); Survey Rating: Dc2+ (ASI contributor, minor importance, potentially secondary importance)  
**Service Delivery District:** IV – San Antonio/Fruitvale  
**City Council District:** 4- Councilmember Quan  
**Date Filed:** March 11, 2009  
**Action to be Taken:** Decision based on staff report  
**Finality of Decision:** *Appealable to City Council*  
**For Further Information:** Contact case planner **Aubrey Rose, Planner II** at (510) 238-2071 or [arose@oaklandnet.com](mailto:arose@oaklandnet.com)

**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.

**(There are no appeals on this agenda)**

**COMMISSION BUSINESS**

**Approval of Minutes:** April 15, 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:*** May 20, 2009

\*Revised 4-24-09 to remove Item #3 from the agenda.