



*Vien Truong, Chair*  
*C. Blake Huntsman, Vice Chair*  
*Michael Colbruno*  
*Chris Pattillo*  
*Jonelyn Whales*  
*Madeleine Zayas-Mart*

**January 11, 2012**  
**Regular Meeting**

Revised 12-23-11 \*(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.**

**Sgt. Mark Dunakin 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

---

***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.



discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

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 also available at the Strategic Planning Division on the 3<sup>rd</sup> floor (Suite 3315), which closes at 5:00 p.m.

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

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). Select the "Government" tab, scroll down and click on "Planning & Zoning" (under CEDA), click on "visit the Boards and Commissions page" under "Planning Commission". 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 with a stamp.

Applicants or members of the public that plan power point presentations: Please contact Cheryl Dunaway at [cdunaway@oaklandnet.com](mailto:cdunaway@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.

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, a minimum of twenty-five (25) copies should be submitted to Planning staff no later than the time is scheduled to be considered by the Commission.

**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.

***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. If any interested party seeks to challenge such decision in court, an appeal 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. However,





the appeal will be limited to issues and/or evidence presented to the City Planning Commission prior to the close of the City Planning Commission's public hearing on the matter.

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.

<b>1.</b>	<b>Location:</b>	<b>2016 Park Boulevard (APN: 021-0278-009-00)</b>
	<b>Proposal:</b>	Request for a Major Conditional Use Permit and Design Review for the modification to an existing unmanned telecommunications facility. Project will relocate two existing antennas, add two new antennas, 1 GPS antenna and 4 RRU's (total of 4 antennas on site), located on the roof of the Kennedy building inside a new FRP screen.
	<b>Applicant:</b>	Matthew Yergovich for AT&T
	<b>Contact Person/ Phone</b>	Matthew Yergovich
	<b>Number:</b>	(415) 596-3474
	<b>Owner:</b>	Joanne Lampke
	<b>Case File Number:</b>	CMD11-173
	<b>Planning Permits Required:</b>	Major Conditional Use Permit to modify an existing wireless telecommunication mini facility and Regular Design Review to add two (2) new antennas (total of 4 antennas on site), 1 GPS antenna within a new rooftop enclosures and a new equipment cabinet inside the a AT&T equipment room inside the building along the first floor.
	<b>General Plan:</b>	Neighborhood Center Commercial
	<b>Zoning:</b>	CN-3 Neighborhood Center Commercial 3 Zone
	<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures, 15301 existing facilities; 15183 Projects consistent with the General Plan or Zoning.
	<b>Historic Status:</b>	Potential Designated Historic Property (PDHP); Survey rating: Dc3
	<b>Service Delivery District:</b>	3
	<b>City Council District:</b>	II
	<b>Date Filed:</b>	09/01/11
	<b>Status:</b>	This item was continued at the December 14, 2011 meeting due to concerns over an adjacent billboard.
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days
	<b>For Further Information:</b>	Contact case planner <b>Jose M. Herrera-Preza</b> at (510) 238-3808 or <a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a>

**PLASE NOTE: THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.**

<b>2.</b>	<b>Location:</b>	<b>4345 International Boulevard (APN: 034-2251-004-00)</b>
	<b>Proposal:</b>	To allow a new full-service restaurant "Casa Jimenez Family Restaurant and Art Gallery" in an existing restaurant space with an approx. 1,000 square-foot dining room/12 tables/41 chairs to serve distilled spirits/liquor in addition to sale of beer and wine under City approval #CM97113 while maintaining the 11:00pm closing time.
	<b>Applicant/</b>	Mr. Jose Ortiz
	<b>Phone Number:</b>	(510) 938-2385
	<b>Owner:</b>	Bay Farms Produce Inc.
	<b>Case File Number:</b>	CM11-120
(continued on page 5)		



(continued from page 4)

**Planning Permits Required:** Major Conditional Use Permit with additional findings for a full service restaurant located on a restricted street to change/upgrade its State ABC liquor license to allow distilled spirits/liquor

**General Plan:** Community Commercial

**Zoning:** CC-2 Community Commercial Zone—2

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Existing Facilities (operations); Section 15183 of the State CEQA Guidelines; Projects consistent with a community plan, general plan, or zoning

**Historic Status:** Non-Historic Property

**Service Delivery District:** V

**City Council District:** 5

**Date Filed:** June 21, 2011

**Action to be Taken:** Decision based on staff report

**Finality of Decision:** Appealable to City Council within 10 calendar days

**For Further Information:** Contact case planner **Aubrey Rose, Planner II** at (510) 238-2071 or [arose@oaklandnet.com](mailto:arose@oaklandnet.com)

3. **Location:** 2955 Peralta Oaks Court (APN 048-5658-001-06) (10/20/11)
- Proposal:** To establish a new Community Education Civic activity within an existing commercial building at the Peralta Oaks Courts complex. The new K thru 12 school would have a maximum capacity of 650 students and 50 faculty / staff members.
- Applicant:** Bill Sumski
- Contact Person/Phone Number:** (415) 760-5934
- Owner:** Peralta Oaks Partners, LLC.
- Case File Number:** CM11-203
- Planning Permits Required:** Major Conditional Use Permit to establish a new Community Education Civic use to serve as a public, parochial, or private elementary, junior, or high school.
- General Plan:** Business Mix
- Zoning:** S-3, IO
- Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; existing structures
- Historic Status:** Not a PDHP; post-1945 or modernized, rating F3
- Service Delivery District:** 6
- City Council District:** 7
- For further information:** Contact case planner **Moe Hackett** at (510) 238-3979 or [mhackett@oaklandnet.com](mailto:mhackett@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**

December 7, 2011; December 14, 2011

**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:** January 18, 2012

\*Revised 12-23-11 to remove Item #2 (4345 International Boulevard) from this agenda. It is anticipated to return on an upcoming agenda (with separate notice provided).