



*C. Blake Huntsman, Chair
Chris Pattillo, Vice Chair
Michael Colbruno
Michael Coleman
Jim Moore
Vien Truong,
Jonelyn Whales*

January 16, 2013
Regular Meeting

ROLL CALL

Present: Pattillo, Colbruno, Coleman, Moore, Whales.

Excused: Huntsman, Truong.

Staff: Robert Merkamp, Maurice Brenyah-Addow, Moe Hackett, Celena Chen, Cheryl Dunaway.

WELCOME BY THE CHAIR

Commission Matters

Staff Member Robert Merkamp announced a request made by the Strategic Planning Division to combine next month's Zoning Update Committee and Design Review Committee Meetings to discuss the design guidelines and proposed zoning text of the Lake Merritt Station Area Plan to both committees to save time. The proposed date of the combined meeting is February 27, 2013. If the Planning Commission agrees to have a combined meeting, a majority of the Planning Commissioners would be present in which this would be called a Special Meeting where all of the Planning Commissioners are able to attend.

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.



PUBLIC HEARINGS

1.	Location:	3250 Lakeshore Avenue / Walgreens corner of Lake Park Ave. and Wesley Way (APN: 023 -0424-022-01)
	Proposal:	To include sale of beer and wine at an existing 12,500 square foot drug store with a large parking lot and a 10:00pm closing time.
	Applicant/	Dan Kramer / Strike and Techel Law (for: Walgreen Co.)
	Phone Number:	(415) 237-6395
	Owner:	Sansome Lakeshore, LLC
	Case File Number:	CM12-253
	Planning Permits Required:	Major Conditional Use Permit for an Alcoholic Beverage Sales Commercial Activity; Findings of Public Convenience or Necessity for over-concentration (6 ABC licenses in Census Tract 4050 including 4 restaurants where 4 total is over-concentration); Additional findings for sale of alcoholic beverages & CUP criteria in the CN Zone
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-1 Neighborhood Commercial Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); 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:	III
	City Council District:	2
	Date Filed:	December 18, 2012
	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

Staff Member Aubrey Rose gave a brief presentation and answered the following questions asked by the Commission including where the liquor will be physically kept in the store, the sort of license Walgreen's currently has and the process for getting an ABC license.

Applicant: Dan Kramer gave a presentation.

Commissioner Moore made a motion to approve, seconded by Commissioner Coleman.

Action on the matter: Approved 5 ayes, 0 noes.



2.	Location:	6000 Telegraph Avenue (APN: 016-1388-013-00)
	Proposal:	To demolish existing medical office building, subdivide the subject site into 6 mini-lots served by a Shared Access Facility, and construct 6 new single family dwellings (one dwelling on each lot).
	Owner/Applicant:	Telegraph Green LLC
	Contact Person /Phone No.:	Matt Branagh (925)743-9500
	Case File Number:	TTM8124 & CD12-226
	Planning Permits Required:	Tentative Tract Map for a mini-lot subdivision to create six mini lots; Minor Conditional Use Permits for: 1.) Mini-Lot Development, and 2.) Shared Access Facility; and Design Review for new construction of six new single family dwellings.
	General Plan:	Urban Residential
	Zoning:	RU-5 Urban Residential Zone 5
	Environmental Determination:	State CEQA Guidelines: Categorically Exempt, Sections 15332; Infill developments. Special Situation, Section 15183, projects consistent with a community plan, general plan or zoning.
	Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: X
	Service Delivery District:	2
	City Council District:	1
	Date Filed:	November 14, 2012
	Status:	Pending
	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 Maurice Brenyah-Addow at (510) 238-6342 or by email at: mbrenyah@oaklandnet.com

Staff Member Maurice Brenyah-Addow gave a presentation and answered the following questions asked by the Planning Commission related to where tenant parking would be located and whether a licensed landscape architect is required?

Applicant: Dan Hale gave a brief presentation.

Commission discussion centered on the retail aspects on the Telegraph Avenue side the proposed project site, the thoughtful site planning and the overall good quality of design.

Commissioner Coleman made a motion to approve, seconded by Commissioner Colbruno.

Action on the matter: Approved 5 ayes, 0 noes.

APPEALS

3.	Location:	545 Independent Road
	Assessor's Parcel Number:	APN: 041-3908-003-03
	Proposal:	Appeal of an Administrative decision to approve a Primary Recycling Center within an existing commercial structure.
	Applicant:	Lakeside Metal /Lance Finkel
	Owners:	Copperking LLC
	Case File No:	A12-230 (CU12-077)
	Appellants:	Robert Schwartz, Jed Myall, and Jay Coriell
	Planning Permits Required:	Minor Conditional Use Permit to allow the creation of a Primary Recycling Center (for bulk metal recycling)



Zoning:	Commercial Industrial Mix Zone-2
Environmental Determination: for the Approval:	Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to an existing facility; Section 15332 of the State CEQA Guidelines: Infill Projects; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status:	Non-Historic Property; Survey rating: F3
Service Delivery District:	6
City Council District:	7
Status:	The application was approved by the Zoning Manager on November 5, 2012. The approval was subsequently appealed by the appellant on November 15, 2012.
Action to be Taken:	Decision on appeal Deny the appeal thereby upholding the approval of the application
Staff Recommendation:	
Finality of Decision:	Appealable to City Council within 10 calendar days
For Further Information:	Contact case planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandnet.com .

Staff Member Moe Hackett gave a presentation and answered the following questions asked by the Planning Commission related to storage bins in front of the store, provisions to keep stolen material from being processed, the impact this project might have on Coliseum City and about the size of trucks coming to the facility.

Speakers: Jed Myall, Robert D. Schwartz, Donald Schwartz, Neal Parish.

The Commission asked further questions about the landscaping adjacent to the freeway and brought up the issue of the negative appearance of a nearby property. Further discussion occurred with regards to the trucks, where the material would be offloaded and the appearance of the bins and the facility. Zoning Manager Robert Merkamp responded to these questions.

Commissioner Coleman made a motion to deny, seconded by Commissioner Moore.

Action on the matter: Denied 3 ayes, 2 noes (Whales, Colbruno)

COMMISSION BUSINESS


Correspondence

City Council Actions



OPEN FORUM

ADJOURNMENT


ROBERT MERKAMP
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING: February 6, 2013