



Vien Truong, Chair
Sandra E. Gálvez, Vice Chair
Michael Colbruno
C. Blake Huntsman
Chris Patillo
Jonelyn Whales
Madeleine Zayas-Mart

June 1, 2011
Regular Meeting

ROLL CALL

Present: Huntsman, Pattillo, Whales, Zayas-Mart

Excused: Truong, Galvez, Colbruno

Staff: Scott Miller, Aubrey Rose, Michael Bradley, Catherine Payne, Mark Wald, Cheryl Dunaway

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Commissioner Huntsman is Chair ProTem.
Introduction of the new Planning Commissioners Whales and Pattillo was made.

Agenda Discussion

Scott Miller announced that this meeting is a combined meeting of the adjourned May 18, 2011 meeting and tonight's meeting and explained the dual numbering system of the staff reports. Item #s 1, 2b and 4b removed from consent calendar. Item# 6b requested by the applicant to be continued until the July 20, 2011 Planning Commission Meeting. However, staff recommended that it be continued to the August 31, 2011 Planning Commission meeting. 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.



Planning Commission continued item 6b until the August 31, 2011 Planning Commission meeting.

Commission Matters

Scott Miller recommended that Planning Commission take the second meeting in August off for summer recess and that the September 7, 2011 Planning Commission Meeting be held on August 31, 2011 which is the 5th Wednesday of the month, due to the Labor Day and Admissions Day holidays scheduled in the same week.

OPEN FORUM

Speaker: Sanjiv Handa

CONSENT CALENDAR

Item #s 1, 2b and 4b were removed from consent calendar.

PLEASE NOTE: ITEMS 1, 2, 3, AND 4, BELOW, ARE ITEMS ADDED FROM THE MAY 18TH AGENDA.

2.	Location:	Skyline Boulevard (located in the Public Right of Way adjacent to 7293 Skyline Boulevard) APN: 048F-7377-033-06
	Proposal:	Installation of a wireless telecommunication facility to the existing PG&E pole consisting of: increasing the existing pole height from 24' to 43'; One Kathrein Omni antennas/ arm bracket mounted at approximately at 35' -0" pole height; and associated equipment box (6' tall by 18" wide); one battery backup, and one meter box within singular equipment box attached to the existing pole, at a height of between 7' to 9' -6" above ground located in public right of way.
	Applicant:	Extenet Systems.
	Contact Person/Phone Number:	Rick Hirsch (415)377-7826
	Owner:	Pacific Gas & Electric.
	Case File Number:	DR10-335
	Planning Permits Required:	Major Regular Design Review to install a wireless Telecommunication Macro Facility to an existing PG&E pole located in public right of away within the residential zone.
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential Zone/ S-10 Scenic Route Combining Zone/ S-11 Site Development and Design Review Combining Zone.
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to existing structures. 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: N/A
	Service Delivery District:	2
	City Council District:	4
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	Appealable to City Council within 10 days



For Further Information: Contact case planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com

Motion given by Commissioner Pattillo, seconded by Commissioner Zayas-Mart.

Action on the matter, approved 4 ayes, 0 noes.

3. **Location:** Existing wooden utility pole in public right-of-way opposite 6700 Moore Drive

Assessor' s Parcel Number: Opposite: 048D-7310-024-03

Proposal: To attach a concealed antenna on an extension (8-ft. total) to the top of a 29-ft. tall wooden utility guy JPA pole and related equipment in a singular sheathing at 7-ft. to approx. 18-ft.

Applicant/ Rick Hirsch (for: Extenet)

Phone Number: (415) 377-7826

Owner: City of Oakland (public right-of-way); PG&E (utility guy pole)

Case File Number: DR10-336

Planning Permits Required: Regular Design Review to attach a wireless telecommunications facilities to a JPA pole located in a residential zone

General Plan: Hillside Residential

Zoning: RH-4 Hillside Residential Zone – 4 (R-30 One-Family Residential Zone at time application submitted and deemed complete)

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183 of the State CEQA Guidelines: Project consistent with a Community Plan, General Plan or Zoning

Historic Status: None

Service Delivery District: II

City Council District: 4

Date Filed: December 15, 2010

Action to be Taken: Decision based on staff report

Finality of Decision: Appealable to City Council within 10 days

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

Motion given by Commissioner Pattillo, seconded by Commissioner Zayas-Mart.

Action on the matter, approved 4 ayes, 0 noes.



4.	Location:	Grizzly Peak Boulevard (located in the Public Right of Way near to 6002 Grizzly Peak Boulevard)
	Proposal:	Installation of a wireless telecommunication facility to the existing PG&E pole consisting of: increasing the existing pole height from 32' to 52' ; two Kathrein antennas/ arm bracket, and guard arm mounted at approximately at 30' -0" and 33' -6" pole height; and associated equipment box (6' tall by 18" wide); one battery backup, and one meter box within singular equipment box attached to the existing pole, at a height of between 7' to 9' -6" above ground located in public right of way.
	Applicant:	Extenet Systems.
	Contact Person/Phone Number:	Rick Hirsch (415)377-7826
	Owner:	Pacific Gas & Electric.
	Case File Number:	DR10-337
	Planning Permits Required:	Major Regular Design Review to install a wireless Telecommunication Macro Facility to an existing PG&E pole located in public right of away within the residential zone.
	General Plan:	Hillside Residential
	Zoning:	RH-3 Hillside Residential Zone/ S-10 Scenic Route Combining Zone/ S-11 Site Development and Design Review Combining Zone.
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to existing structures. 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: N/A
	Service Delivery District:	2
	City Council District:	1
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email: jsmadani@oaklandnet.com

Motion given by Commissioner Pattillo, seconded by Commissioner Zayas-Mart.

Action on the matter, approved 4 ayes, 0 noes.



PLEASE NOTE: ITEMS 1b, 2b, 3b, 4b, AND 5b WERE PREVIOUSLY NUMBERED 1-5 ON THE ORIGINAL JUNE 1ST AGENDA.

1.b	Location:	Existing wooden utility pole in public right-of-way (sidewalk) fronting 12820 Brookpark Rd.
	Assessor' s Parcel Number:	Adjacent: 085 -0105-025-00
	Proposal:	To attach 2 antennas at 27-4 to 30-6" on the side of a 43-ft. tall wooden utility guy JPA pole and related equipment in a singular sheathing at 7-ft. to approx. 13-ft.
	Applicant/ Phone Number:	Rick Hirsch (for: Extenet) (415) 377-7826
	Owner:	City of Oakland (public right-of-way); PG&E (utility guy pole)
	Case File Number:	DR10-283
	Planning Permits Required:	Regular Design Review to attach a wireless telecommunications facilities to a JPA pole located in a residential zone
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential Zone – 4 (R-30 One-Family Residential Zone at time application submitted and deemed complete)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183 of the State CEQA Guidelines: Project consistent with a Community Plan, General Plan or Zoning
	Historic Status:	None
	Service Delivery District:	IV
	City Council District:	6
	Date Filed:	November 4, 2010
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Aubrey Rose, Planner II at (510) 238-2071 or arose@oaklandnet.com

Motion given by Commissioner Pattillo, seconded by Commissioner Zayas-Mart.
Action on the matter, approved 4 ayes, 0 noes.



3.b	Location:	2140 Arrowhead Drive (APN 048E-7322-087-00)
	Proposal:	Telecom facility on existing Joint Powers Authority (JPA) pole in City right-of-way
	Contact Person/Phone Number:	Rick Hirsch, Extenet Systems (415) 377-7826
	Owner:	City of Oakland (street right-of-way)
	Case File Number:	DR10-329
	Planning Permits Required:	Regular Design Review to expand telecommunications facility on JPA pole in street right-of-way including 1 antenna, two equipment boxes, 1 backup battery unit and 1 meter box, generally 18 feet above grade, in addition to existing lines and boxes on pole, raising height by 9 feet to 49 feet, in a residential area
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential/S-11 Combining-Design Review
	Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15303
	Historic Status:	Not a Potential Designated Historic Property (street right-of-way)
	Service Delivery District:	2
	City Council District:	4
	Date Filed:	December 14, 2010
	Action to be Taken:	Approve Design Review
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

Motion given by Commissioner Pattillo, seconded by Commissioner Zayas-Mart.
Action on the matter, approved 4 ayes, 0 noes.

5.b	Location:	6959 Sayre Drive (APN 048E-7330-038-00)
	Proposal:	Telecom facility on existing Joint Powers Authority (JPA) pole in City right-of-way
	Contact Person/Phone Number:	Rick Hirsch, Extenet Systems (415) 377-7826
	Owner:	City of Oakland (street right-of-way)
	Case File Number:	DR10-339
	Planning Permits Required:	Regular Design Review to expand telecommunications facility on JPA pole in street right-of-way including 1 antenna, two equipment boxes, 1 backup battery unit and 1 meter box, generally 7 feet above grade, in addition to existing lines and boxes on pole, raising height by 16 feet to 41 ½ feet, in a residential area
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential/S-11 Combining-Design Review
	Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15303
	Historic Status:	Not a Potential Designated Historic Property (street right-of-way)
	Service Delivery District:	2
	City Council District:	4
	Date Filed:	December 14, 2010
	Action to be Taken:	Approve Design Review
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

Motion given by Commissioner Pattillo, seconded by Commissioner Zayas-Mart.
Action on the matter, approved 4 ayes, 0 noes.



PUBLIC HEARINGS

1.	Location:	Existing wooden utility pole in public right-of-way opposite 6045 Shirley Drive
	Assessor' s Parcel Number:	Opposite: 048D-7296-027-00
	Proposal:	To attach a concealed antenna on an extension (8' -4" total) to the top of a 38' -6" tall wooden utility guy JPA pole and related equipment in a singular sheathing at 7-ft. to approx. 18-ft.
	Applicant/	Rick Hirsch (for: Extenet)
	Phone Number:	(415) 377-7826
	Owner:	City of Oakland (public right-of-way); PG&E (utility guy pole)
	Case File Number:	DR10-331
	Planning Permits Required:	Regular Design Review to attach a wireless telecommunications facilities to a JPA pole located in a residential zone
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential Zone - 4 (R-30 One-Family Residential Zone at time application submitted and deemed complete)/ S-10 Scenic Route Combining Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183 of the State CEQA Guidelines: Project consistent with a Community Plan, General Plan or Zoning
	Historic Status:	None
	Service Delivery District:	II
	City Council District:	4
	Date Filed:	December 14, 2010
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 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 presentation.

Applicant: Rick Hirsch gave a powerpoint presentation and answered questions asked by the Planning Commission.

Speakers: Mark Horner, Andy Miloslanich.

Planning Commission raised the question about the utilities being underground and what would the result be if they were. There was also a question raised concerning the view ordinance and what does the Oakland Municipal Code state in relation to this proposed project. Scott Miller responded to the questions and referred the Planning Commission to review the staff report for more information.

Planning Commission expressed their reasons why they recommend denial of this proposed project.

Motion given by Commissioner Zayas-Mart, Seconded by Commissioner Whales. Action on the matter, Denied 4 noes, 0 ayes.



2.b	Location:	Existing wooden utility pole in public right-of-way opposite 14370 Skyline Boulevard
	Assessor's Parcel Number:	Adjacent: 043A-4661-001-00/ Opposite: 043A-4675-001-16
	Proposal:	To attach 2 antennas at 27' -4" to 30-6" on the side of a 43-ft. tall wooden utility guy JPA pole and related equipment in a singular sheathing at 7-ft. to approx. 13-ft.
	Applicant/Phone Number:	Rick Hirsch (for: Extenet) (415) 377-7826
	Owner:	City of Oakland (public right-of-way); PG&E (utility pole)
	Case File Number:	DR10-284
	Planning Permits Required:	Regular Design Review to attach a wireless telecommunications facilities to a JPA pole located in a residential zone
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential Zone - 4 (R-30 One-Family Residential Zone at time application submitted and deemed complete)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183 of the State CEQA Guidelines: Project consistent with a Community Plan, General Plan or Zoning
	Historic Status:	None
	Service Delivery District:	IV
	City Council District:	6
	Date Filed:	November 4, 2010
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	Appealable to City Council within 10 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 presentation.

Applicants: Rick Hirsch and Patricia Rango gave a presentation and answered questions asked by the Planning Commission.

Planning Commission raised the concern about the obstruction of the view caused by the existing pole.

Planning Commission also raised the question on if the applicants would consider moving the pole to another location where it will not obstruct the view of residents.

Planning Commission recommended that staff a way to streamline the Planning Commission Packets to reduce the amount of paper used to create the packet.

Planning Commission expressed their reasons why they recommend denial of this proposed project.

Motion given by Commissioner Whales, seconded by Commissioner Zayas-Mart. Action on the matter, Denied 4 noes, 0 ayes.



4.b	Location: 6866 Ridgewood Drive (APN 048E-7323-037-00)
	Proposal: Telecom facility on existing Joint Powers Authority (JPA) pole in City right-of-way
Contact Person/Phone Number:	Rick Hirsch, Extenet Systems (415) 377-7826
Owner:	City of Oakland (street right-of-way)
Case File Number:	DR10-333
Planning Permits Required:	Regular Design Review to expand telecommunications facility on JPA pole in street right-of-way including 1 antenna, two equipment boxes, 1 backup battery unit and 1 meter box, generally 7 feet above grade, in addition to existing lines and boxes on pole, raising height by 5 feet to 48 feet, in a residential area
General Plan:	Hillside Residential
Zoning:	RH-4 Hillside Residential/S-11 Combining-Design Review
Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15303
Historic Status:	Not a Potential Designated Historic Property (street right-of-way)
Service Delivery District:	2
City Council District:	4
Date Filed:	December 14, 2010
Action to be Taken:	Approve Design Review
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact David Valeska at (510) 238-2075 or dvalueska@oaklandnet.com

Staff Member Scott Miller gave a presentation.

Speaker: Marilyn Friedman

Applicant: Rick Hirsch responded to speaker Marilyn Friedman's comments and answered questions asked by the Planning Commission.

Planning Commission recommended that the applicant move the pole between the property lines at the project site. Scott Miller explained the process of supporting the recommendation for the pole to be moved to the suggested location in which the applicant would need more time to do so.

Motion to continue given by Commissioner Pattillo, seconded by Commissioner Zayas-Mart. Action on the matter, proposed project continued indefinitely 4 ayes, 0 noes.



PLEASE NOTE: ITEMS 5 AND 6, BELOW, ARE ITEMS ADDED FROM THE MAY 18TH AGENDA.

5.	Location:	1148 – 71st Avenue (APN: 041-4135-028-00)
	Proposal:	To determine the appropriate zoning classification of one, City-owned surplus property (vacant lot) prior to the sale to the adjacent property owner pursuant to Ordinance No. 11602 C.M.S.
	Applicant:	City of Oakland
	Contact Person:	City of Oakland Real Estate Services Division, Anthony Reese
	Phone Number:	(510) 238-6357
	Owner:	City of Oakland
	Case File Number:	ZR11-066
	Planning Permits Required:	Zoning Review to determine the appropriateness of the current zoning designation.
	General Plan:	Detached Unit Residential
	Zoning:	RD-2 Detached Unit Residential Zone
	Environmental Determination:	Exempt, Section 15312 of the State CEQA Guidelines; Surplus Government Property Sales
	Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey rating: X
	Service Delivery District:	5
	City Council District:	7
	Status:	Pending
	Action to be Taken:	Determination of appropriate zoning classification and recommendation to the City Council based on staff report
	Finality of Decision:	Recommendation to the City Council
	For further information:	Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com

Staff Member Michael Bradley with the assistance of Anthony Reese gave a presentation and answered questions asked by the Planning Commission.

Motion given by Commissioner Whales, seconded by Commissioner Pattillo. Action on the matter, Approved 4 ayes, 0 noes.

6.	Location:	522-20th Street (Thomas Berkley Way)
	Proposal:	Temporary auto-fee parking (up to four years), surface lot, up to 49 spaces (24 paved, and up to 49 with valet service)
	Applicant(s):	Terra Linda Development Services, LLC
	Owner(s):	Patrick White
	Case File Number(s):	V10-116 (related to REV07-0014)
	Planning Permits Required:	Minor Conditional Use Permit, Minor variance
	General Plan:	CBD
	Zoning:	CBD-X
	Environmental Determination:	Exempt, CEQA sections: 15304, Minor Alterations to land; 15311, Accessory Structures; 15332-Infill Development Projects
	Historic Status:	Not a PDHP; vacant
	Service Delivery District:	I – Downtown/West Oakland/Harbor
	City Council District:	3
	Status:	NA
	Action to be Taken:	Consider approval of Minor CUP and Minor Variance
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact case planner Catherine Payne at (510) 238-6168 or by email at cpayne@oaklandnet.com



Staff Member Catherine Payne gave a presentation and answered questions asked by the Planning Commission.

Speakers: Ronald Mc Zeal, Charles Hahn, Mark Mc Clure, Edgard Cajina, Chris Mc Gougan, Patrick White, Joe Sarapachillo, Sanjiv Handa.

Planning Commission raised the concerns about there being a maintenance program, number of parking spaces, more lighting on the premises, curb cut improvements and encourage frequent use of public transportation.

Commissioner Pattillo read the list of Conditions of Approval aloud.

Scott Miller explained the process of approving the Conditions of Approval read by Commissioner Pattillo.

Motion given by Commissioner Pattillo, seconded by Commissioner Zayas-Mart. Action on the matter: Approved 3 ayes, 1 abstention.

PLEASE NOTE: ITEM 6.b, BELOW, WAS PREVIOUSLY NUMBERED 6 ON THE ORIGINAL JUNE 1ST AGENDA.

6.b	Location:	601 Glendome Circle (APN: 024-0607-052-00)
	Proposal:	To install six (6) telecommunication antennas on an extension to the top of an existing PG&E tower, three (3) antennas to the legs of the tower and an associated equipment shelter on the ground below the tower.
	Applicant:	Verizon Wireless, Charnel James of NSA Wireless
Contact Person/Phone Number:		Charnel James /(530)219-1833
	Owner:	PG& E Co.
	Case File Number:	CMD09-140
Planning Permits Required:		Regular Design Review to install nine (9) telecommunication antennas, and an enclosed equipment shelter. Major Conditional Use Permit for the installation of a Macro telecommunication facility within 100 feet of a residential zone.
	General Plan:	Detached Unit Residential
	Zoning:	R-30 One-Family Residential Zone
Environmental Determination:		Exempt, Section 15270 of the State CEQA Guidelines; Projects which are Disapproved
	Historic Status:	No Historic Record
Service Delivery District:		3
City Council District:		5
	Status:	Pending
	Action to be Taken:	Decision of Application
	Finality of Decision:	Appealable to City Council within 10 days
For Further Information:		Contact case planner Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandnet.com

Applicant: Charnel James requested that the Planning Commission grant a continuance of the proposed project until the July 20, 2011 Planning Commission Meeting.

Speakers: Ann Thompkins, John Kenny, Beverly Pederson, Naome Dragstedt.



Commissioner Huntsman, Scott Miller and Mark Wald gave a clarifying explanation on granting a continuance for this type of proposed project.

Commissioner Zayas-Mart recommended that that the continuance be granted until one of the Planning Commission meetings held in September or October.

Motion given by Commissioner Zayas-Mart, seconded by Commissioner Whales. Action on the matter, continued to the August 31, 2011 Planning Commission meeting.

PLEASE NOTE: ITEMS #7 AND #8 BELOW HAS BEEN REMOVED FROM THIS AGENDA

7.	Location:	5803 Foothill Boulevard (APN's: 038-3182-020-00; -021; -022; -023-00; -024; -025; -026; -001; -002; -003 & -005)
	Proposal:	Proposal would include the development of a new commercial center on a site owned by the Oakland Redevelopment Agency, which has recently been cleared of approximately 25,000 square feet of various commercial buildings. The proposal includes two new buildings fronting on Foothill Boulevard with a surface parking lot in the rear, along with one additional building pad in the middle of the parking lot. The buildings would include a total of up to 24,509 square feet of new commercial space and 95 parking stalls. The buildings fronting on Foothill Boulevard would contain a mix of retail sales, consumer sales, and food sales uses, and the independent building pad in the parking lot would be proposed for a new fast food activity with a drive-thru. Two additional drive-thru facilities are proposed on-site which would potentially accommodate a café and a pharmacy, but would not be permitted for fast food activities.
	Applicant:	Sunfield Development
	Contact Person/Phone Number:	Daniel Goneharoff, (510) 452-5555
	Owner:	Oakland Redevelopment Agency
	Case File Number:	CMD11-076
	Planning Permits Required:	Regular Design Review for new construction, Major Conditional Use permits for Drive-Thru facilities, and a Major Conditional Use permit for a Fast Food Commercial activity.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	C-30, District Thoroughfare Commercial Zone S-4, Design Review Combining Zone
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects; and Section 15183 of the CEQA Guidelines, projects consistent with a community plan, general plan, or zoning.
	Historic Status:	Not a historic property — vacant lot
	Service Delivery District:	5
	City Council District:	6
	Status:	Pending
	Action to be Taken:	Decision on application based on Staff Report
	Finality of Decision:	Appealable to City Council within 10 days
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollman@oaklandnet.com .



8.	Location:	Citywide – unless otherwise stated
	Proposal:	Discussion of proposed Zoning Text Amendments to apply performance standards regulations adopted by the City Council in 2010 for new laundromats to existing laundromats.
	Applicant:	City Planning Commission
	Case File Number:	ZT 10-110
	Planning Permits Required:	Zoning Text Amendment pursuant to OMC 17.144
	General Plan:	Various Citywide
	Zoning:	Various Citywide
	Environmental Determination:	The proposal relies on the previously certified Final Environmental Impact Report (EIR) for the Land Use and Transportation Element of the General Plan (1998); the Final Environmental Impact Report for the 1998 Amendment to the Historic Preservation Element of the General Plan; and the Housing Element Update Initial Study/Mitigated Negative Declaration (2004). As a separate and independent basis, the proposal is also exempt from CEQA pursuant to CEQA Guidelines Section 15183 “Projects Consistent with a Community Plan, General Plan or Zoning” and/or 15061(b)(3) “General Rule – no possibility of significant environmental impact”
	Historic Status:	Various Citywide
	Service Delivery District:	All
	City Council District:	All
	Action to be Taken:	Forward item to City Council with recommendation
	For Further Information:	Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com

ADJOURNMENT

Meeting adjourned at approximately 9:20 P.M.

SCOTT MILLER
Zoning Manager
Planning and Zoning Division

NEXT REGULAR MEETING: June 15, 2011