



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

**June 2, 2010**  
**Regular Meeting**

**ROLL CALL**

**Present:** Huntsman, Boxer, Colbruno, Gibbs, Truong, Zayas-Mart

Excused: Galvez

**Staff:** Scott Miller, Kiran Jain, Catherine Payne, Pete Vollmann

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

**Agenda Discussion**

Mr. Miller reminded the Commission that Item #1 would be a discussion item only and will be brought back on the June 16<sup>th</sup> Agenda for decision

**Committee Reports**

**Commission Matters**

Upon request of Commissioner Colbruno, Mr. Miller gave a status report on the Appeal of 6400 Shattuck, the Alcohol Sales CUP and Variance that was approved by Commission in October and appealed to Council. The City Council approved the appeal, thereby overturning the Planning Commission decision, by a 5 to 3 vote at the Council meeting of June 1<sup>st</sup>.

**OPEN FORUM**

**Speaker:** Sanjiv Handa

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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.



**CONSENT CALENDAR**

(There are on items on consent)

**PUBLIC HEARINGS**

<b>1.</b>	<b>Location:</b>	<b>1331 Harrison Street;</b>
	<b>Assessors Parcel Number:</b>	<b>APN 002 –0065-006-001</b>
	<b>Proposal:</b>	Temporary surface auto-fee parking (four years), with up to 49 parking spaces
	<b>Applicant:</b>	Terra Linda Development Services, LLC
	<b>Owners:</b>	Peter Iwate, Kansai Development, Inc.
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit for Auto-Fee Parking with fewer than 50 parking spaces; Minor Variance for a surface parking lot where the zoning provisions require auto-fee parking lots to be enclosed or in structured garages.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P, CBD-C
	<b>Environmental Determination:</b>	Exempt, CEQA sections: 15304, Minor Alterations to land; 15311, Accessory Structures; 15332-Infill Development Projects; or alternatively, Section 15270, project which are disapproved.
	<b>Historic Status:</b>	The property is not a PDHP, nor is it located within an Area of Primary or Secondary Importance. However, the project is directly across 14 <sup>th</sup> Street from the Coit Building Group Historic District.; the district is an Area of Primary Importance and on the National Resister of Historic Places. The rear property line abuts the Hotel Menlo Group District; this district is an Area of Secondary Importance. In addition, the project is directly across Harrison Street from the Hotel Oakland; this is a City Landmark with the Oakland Cultural Heritage Survey (OCHS). It is rated A3 and is a Designated Historical Property (DHP) of the highest importance. It is also listed on the National Register of Historical Places.
	<b>Service Delivery District:</b>	Downtown Metro
	<b>City Council district</b>	2
	<b>Date Filed:</b>	March 5, 2010
	<b>Staff Recommendation</b>	Discuss report; decision based on staff report following adequate noticing of application (for June 16, 2010)
	<b>Finality of Decision:</b>	Appealable to City Council within 10 days of final action to approve the project.
	<b>For further information:</b>	Contact case planner <b>Catherine Payne</b> at (510) 238-6168 or <a href="mailto:cpayne@oaklandnet.com">cpayne@oaklandnet.com</a> .

Mr. Miller gave a brief introduction to this project, explaining why this was on the agenda as an informational item. Catherine Payne gave a staff presentation and answered questions.

Laura Blair, Carlos Plazola, representing the applicant, gave presentations on the proposal. Peter Iwate, applicant, answered questions (along with Mr. Plazola) from the Commission

Speakers: Joe O’Donahue, Sanjiv Handa

The Commission discussed the proposal and the concept of surface parking downtown in general.



No formal action was taken on this item (it will return on the June 16<sup>th</sup> Agenda for decision).  
Commissioner Zayas-Mart left the meeting at 7:20.

2.	<b>Location:</b> 2301 98 <sup>th</sup> Avenue (APN: 046-5475-005-02)
	<b>Proposal:</b> Establish a State Licensed Residential Care Activity for 28 individuals within an existing eight unit apartment building. Seven two bedroom units would house four residents each, and the eighth unit would be reserved for use by staff.
	<b>Applicant:</b> Chika Ubaja/ Great Expectations Residential Care Home
<b>Contact Person/Phone Number:</b>	(650) 303-1191
	<b>Owner:</b> Chika Ubaja
	<b>Case File Number:</b> CM10-014
<b>Planning Permits Required:</b>	Major Conditional Use permit for Residential Care in the R-50 Zone
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	R-50, Medium Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines; existing facilities; and Exempt, Section 15303 of the State CEQA Guidelines; conversion of existing small structures; and Section 15183 of the CEQA Guidelines, projects consistent with a community plan, general plan, or zoning.
	<b>Historic Status:</b> Not a Potentially Designated Historic Property; rating: F3
<b>Service Delivery District:</b>	6
<b>City Council District:</b>	7
	<b>Status:</b> Pending
<b>Action to be Taken:</b>	Decision on application based on Staff Report
<b>Finality of Decision:</b>	Appealable to City Council within 10 days
<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> .

Pete Vollmann gave a staff presentation and answered questions from the Commission.

Chika Ubaja, applicant, gave a presentation of the proposal and answered questions from the Commission.

Speakers: LaBrenda Dawson, Ken Ubaja, Grace Inente, Osagie Inabalale, Sanjiv Handa

Motion to Approve by Boxer, seconded by Truong.

Action on the matter: Approved 4 ayes, 1 noe (Colbruno).

**APPEALS**

(There are no Appeals on this agenda)

**COMMISSION BUSINESS**



**Approval of Minutes:** The May 5, 2010 Minutes were approved 4 ayes, 1 abstention (Gibbs)

**ADJOURNMENT:** The meeting was adjourned at approximately 8:00 p.m.

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

***NEXT REGULAR MEETING:*** June 16, 2010