



*Colland Jang, Chair
Anne Mudge, Vice Chair
Mark McClure
Nicole Franklin
Doug Boxer
Suzie W. Lee
Michael Lighty*

September 28, 2005
Special Meeting

BUSINESS MEETING

“SPECIAL PLANNING COMMISSION MEETING”

6:30 P.M.

Council Chambers, 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 *prior to the convening of the meeting or prior to 8:30 p.m. for matters scheduled to be heard after 8:30 p.m.* Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes.

Agenda items will be called at the discretion of the Chair and not necessarily in the order they are listed on the agenda. However, a matter identified as an 8:30 p.m. item shall not be called until 8:30 p.m. or later. 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.

Staff reports for items listed on this agenda will be available by 3:00 p.m. the Wednesday, one week before the meeting, to any interested party, at the Community and Economic Development Agency, Planning and Zoning Division,

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.



250 Frank H. Ogawa Plaza, Oakland, California 94612. **Reports are available at the Strategic Planning Division on the 3rd floor (Suite 3330), which closes at 5:00 p.m.**

New web-site staff report download instructions

Staff reports are also available on-line, generally one week prior to each meeting, at 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. For further information, please call **510-238-3941**. ***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.***

If you challenge a Commission decision in court, you may 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.

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.

PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. The Commission will then vote on the matter based on the staff report and recommendation. 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) days of the date of the announcement of the Planning Commission decision. If you challenge a Commission decision in court, you may 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.



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 Commissioners, 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

1.	<p>Location: 630 Thomas L. Berkley Square (APN: N/A - TPM7541 Parcel 3)</p> <p>Proposal: Construction of an 8-story, mixed-use building containing 88 units and 3 commercial units on the ground floor. The proposed project would be constructed over a parking garage currently under construction for the North County Self Sufficiency Center.</p> <p>Applicant: Strategic Urban Development Alliance</p> <p>Contact Person/Phone Number: Alan Dones / (510) 465-4800</p> <p>Owner: Strategic Urban Development Alliance</p> <p>Case File Number: CMDV05-307</p> <p>Planning Permits Required: Major Conditional Use Permit for a large-scale development over 100,000 square feet of new floor area; Minor Variances for a residential loading berth and interior side yard setback; Design Review.</p> <p>General Plan: Central Business District</p> <p>Zoning: C-51 Central Business Service Commercial Zone S-17 Downtown Residential Open Space Combining Zone</p> <p>Environmental Determination: An Environmental Impact Report (EIR) was certified by the Alameda County Board of Supervisors on December 30, 2003. This EIR included a 100-unit residential complex as part of the Alameda County Social Services Administration Headquarters, and the North County Self Sufficiency Center, and parking structure.</p> <p>Historic Status: The parking garage for the Alameda County Social Services Administration Headquarters and the North County Self Sufficiency Center is currently being constructed.</p> <p>Service Delivery District: Downtown Metro</p> <p>City Council District: 3</p> <p>Status: Staff Report</p> <p>Action to be Taken: Decision based on staff report</p> <p>Finality of Decision: Appealable to City Council within 10 days</p> <p>For Further Information: Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com.</p>
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2.	Location:	Oak Street to Ninth Avenue Approximately 64.2 acres bounded by Embarcadero Road, the Oakland Estuary, Fallon Street, and 10 th Avenue. Assessor Parcel Numbers: various
	Proposal:	Public hearing on the Draft Environmental Impact Report to obtain comments regarding the environmental analysis related to a new mixed use development which includes up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, up to 3,950 parking spaces, 28.4 acres of parks and public open space, two renovated marinas (total 170 boat slips), and a wetlands restoration area. The existing buildings on the site will be demolished with the exception of a portion of the Ninth Avenue Terminal shed building and the Jack London Aquatic Center.
	Applicant:	Oakland Harbor Partners (Signature Properties & Reynolds and Brown)
	Contact Person/Phone Number:	Michael Ghielmetti, Signature Properties (925) 463-1122 Dana Parry, Reynolds and Brown (925) 674-8400
	Owner:	Port of Oakland
	Case File Number:	ER 04-0009
	Planning Permits Required:	General Plan Amendment (Estuary Policy Plan), Central City East Redevelopment Plan Amendment, Rezoning and Zoning Code Amendment, Development Agreement, Vesting Tentative and Final Subdivision Maps, Preliminary and Final Development Plans, Design Review, Creek Protection Permit, Tree Removal Permit
	General Plan:	Estuary Policy Plan Designations: Planned Waterfront Development-1 and Park, Open Space, and Promenades
	Zoning:	M-40, Heavy Industrial and S-2/S-4 Civic Center/Design Review Combining Zone
	Environmental Determination:	Draft Environmental Impact Report was published for a 54-day review period (September 1, 2005 to October 24, 2005)
	Historic Status:	Ninth Avenue Terminal – Oakland Cultural Heritage Survey Rating A; City of Oakland Landmark Status Pending
	Service Delivery District:	Downtown Metro and San Antonio 3
	City Council Districts:	2 – Pat Kernighan, 3 – Nancy Nadel
	Action to be Taken:	Receive public and Commission comments on the Draft Environmental Impact Report
	For Further Information:	Contact project planner Margaret Stanzione at (510) 238-4932 or by email at mstanzione@oaklandnet.com

OPEN FORUM

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ADJOURNMENT By 10:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.



GARY V. PATTON
Deputy Director of
Planning and Zoning

NEXT REGULAR MEETING: