CITY OF OAKLAND
PLANNING & ZONING DIVISION
250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Phone: 510-238-3911   Fax: 510-238-4730

Community and
Economic
Development Agency

May 8, 2009

East Bay Zoological Society (Oakland Zoo)
9777 Golf Links Road
Oakland, CA 94605
Attn: Dr. Joel Parrot / Nik Haas-Dehejia

Placemakers
1500 Park Avenue, Loft 310
Emeryville, CA 94608
Attn: Patricia Jeffery

APPLICATION Letter

RE: **CASE FILE NO. CM 09-085 / ER 09-0005**

9769 Golf Links Road (APN: 048 -5655-003-00);
'0' Golf Links Road (APN: 048 -6162-001-07)

General Plan: Urban Open Space
Zoning: OS (SU) Open Space (Special Use)

Dear Oakland Zoo,

On April 20, 2009 the City of Oakland Planning & Zoning Division received your **Application** for the Subject Properties requesting approval of a Major Conditional Use Permit and Environmental Review to revise an approved Master Plan (case nos. CM97025/ER960036 approved by City Council December 15, 1998). Given the information submitted so far, staff determines your application to be: **Incomplete**.

The application featured the following plans:
- Aerial site exhibit (Aliquot)
- Project description (Placemakers)
- CUP application (Zoo)
- Creek application (Zoo)
- Architectural plans, California and Grizzly Exhibits (PJA)
- Architectural plans, veterinary hospital (Noll & Tam)
- Engineering plans, vet hospital (Aliquot)
- Landscape plan, veterinary hospital (Dal Bello)
- Tree survey memorandum dated April 16, 2009 (PJA) *[handwritten: ← → (gondola)]*

[handwritten in right margin: hydro (to Cuesta 5.15)]
[handwritten: revision forthcoming]

Staff has conducted the following in reviewing the application:
- Site visit

- Application review
- Property file review (City)
- Property data review (County)
- Meetings with Supervisor and Manager

Staff has the following comments:

Fencing

- Procedure: a procedure was approved in 1998 and clarified by City staff in 2008 (i.e., notification, pre-staking site visit with staff, staking, 30 day comment process by public, etc.) – please provide a narrative describing your efforts to date to adhere to that procedure.

- Neighbor notification: do you intend to use your upcoming community meeting to describe your efforts to construct a fence, among others?

- Plans: two of the plans submitted 4/20/09 (Site/Aliquot, California and grizzly exhibits/Noll & Tam) indicated fencing close to the top of the upper knoll; also, the exhibits are shown extending nearly to the top of the upper knoll and across a trail directly north of the knoll – this is not what was approved in 1998 or discussed in 2008-2009, so please contact us for clarification and revise accordingly.

Veterinary hospital

Revised plans: staff is awaiting revised engineering plans (and architectural plans, if applicable) based on discussion with staff and the project team; in particular, comments provided from Lesley Estes of the City's Creeks Division to Vince D'Alo of Aliquot.

Revisions to California/grizzly exhibits

Show approved floor plans and elevations in relation to new proposal for purposes of comparison.

Creek Protection Permit

Staff will need revised plans referenced in this letter to analyze your Creek Protection Permit – at such time, comments will be provided.

Environmental Review

We are aware that the draft is forthcoming; it will be reviewed by staff when received at which time staff may have additional comments.

- Hydro study

Grading Plan

We are aware you plan to do grading/trenching for the perimeter fence in select locations. You will need to revise your grading plan to show such trenching along the fence.

Site Photographs

Please provide.

Please note: Staff will assist the project team in enabling the application to adhere to the tentative schedule that has been discussed. To that end, please provide all information in a timely manner. Any delays by the project team in providing staff with necessary re-submittals may necessitate adjustments to the tentative schedule.

If you have any questions regarding this letter, you may contact me by telephone at **510-238-2071** or by e-mail at arose@oaklandnet.com

Sincerely,

_____

Aubrey Rose
Planner II

Cc: Robert Merkamp
        Moe Hackett