

City of Piedmont
COUNCIL AGENDA REPORT

DATE: February 17, 2009

FROM: Kate Black, City Planner

SUBJECT: Conditional Use Permit Application (#09-0006); Plymouth United Church of Christ and Pacific Boychoir Academy, 412 & 424 Monte Vista Avenue for the property between 15 and 27 Olive Avenue.

RECOMMENDATION

A. Approve a Conditional Use Permit for the property between 15 and 27 Olive Avenue, subject to the following recommended conditions of approval:

1. The term of the Conditional Use Permit shall be 6 years, beginning on the date the Academy school opens;
2. The use of the north and south parking lots shall be as specified directly below in this report and approved by reference:

North Lot: September Through Mid-June (up to 50 Student Enrollment, 8 Staff)

Weekdays: PBA 7:45 a.m. until 8:15 a.m. student drop-off (up to 30 cars)
PBA 3:20 p.m. until 3:45 student pick-up (up to 30 cars)
PBA 9:45 a.m. until 3:20 p.m. for 15, 30 and 60 minute recesses for recreation
PBA 6:00 p.m. until 9:00 p.m. Open House/Special Event parking (4x year)
M, T, W & Th PBA 3:45 p.m. 9:30 p.m. After School Choir (up to 150 Students)
PBA 3:30 p.m. until 6:30 p.m. After School Choir 45 minute recess
Weekends: Church parking (informational only - not subject to CUP)

North Lot: End of July/Beginning of August (two 5 day camps, 25 students each)

Weekdays: PBA 8:45 a.m. until 9:00 a.m. day camp drop-off (up to 20 cars)
PBA 4:00 p.m. until 4:30 day camp pick-up (up to 20 cars)
PBA 10:00 a.m. until 11:00 a.m. one 15 minute recess and occasional 30 minute lunch
Weekends: Church parking (informational only - not subject to CUP)

424 Monte Vista: Year Round

PBA Staff parking in 6 spaces reserved for the Academy in the south lot
Church Staff parking in the remaining spaces (informational only - not subject to CUP); and

- B. Adopt the Planning Commission’s findings for approval on pages 5 and 6 of this report by reference.

PROPOSED APPLICATION:

The application is jointly proposed by the Plymouth United Church of Christ (Church) at 424 Monte Vista Avenue and the Pacific Boychoir Academy (Academy) at 412 Monte Vista Avenue, two adjacent properties within the City of Oakland boundaries. The Academy recently purchased 412 Monte Vista from the Church. On the lot is a large, historic Greek Revival residence previously used as the Jewish Community Center which will be used by the Academy as a school. The Church also owns four contiguous lots behind the Church and the Academy properties that front on Olive Avenue within the City of Piedmont boundaries, in Zone A. Although originally the location of tennis courts belonging to either 412 Monte Vista Avenue or the two residences at 11 and 15 Olive Avenue, the lots have functioned as a parking lot for use by the Church since 1959, and it is this parking lot that is the subject of this application.

Currently, the parking lot is separated in two by a chain link fence that has two openings. Access to the lot is exclusively via a driveway from Monte Vista Avenue between the Church and Academy, on the Church property. The two sections of the parking lot are referred to as “north lot” and “south lot”, and access to the north lot occurs from the driveway across the south lot. No vehicular or pedestrian access to the parking lots exists from Olive Avenue. Currently there is a retaining wall and fence along the Olive Avenue frontage. As previously mentioned, the combined lots have been used as parking for the Church and its related religious and educational activities, including the current activities of regular church services, special services such as weddings and funerals, and a 12-step program which, until the sale of the Greek revival residence at 412 Monte Vista Avenue, met there three times a week.

In the near term, the Pacific Boychoir Academy plans to operate a school for grades 4-8 with 30 students and 6-8 teachers, and several after-school choirs for approximately 100 boys, ages 15 through 18. In their 5 year plan, they propose that the student enrolment could go up to 50 students, and 150 after-school choir students. During the summers, they propose to operate two day camps that run for 5 days each. The Academy proposes to renovate the historic Greek Revival building, but because it is entirely within the City of Oakland, no design review by the City of Piedmont is required, and no Conditional Use Permit is required for the operation of the school.

The Academy wishes to lease the north lot for parking, student drop-off and pick-up and day-time recreation for students. They also wish to lease 6 additional spaces in the south lot and driveway from the Church, and have secured a lease for 6 years. They propose to use the lot from September through Mid-June, and for two 5-day camps at the end of July or beginning of August. The Church still proposes to use the remaining 3 spaces in the south lot and driveway for daily parking and the combined lots for Sunday service and special service parking on weekends and summer weeks when the Academy is not in session. Under the proposed application, the two openings in the fence that separates the north and south lots will have new operable gates. Parents will drive onto the north lot through one gate for pick-up and drop-off and drive out using the other gate, and the gates will be closed when school is in session so that the north lot can be used as a recreation area for students. As more fully defined in the “Conditional Use Compliance – Zone A” section below, permission to use

the north parking lot for Academy activities requires a CUP.

Although not under the City of Piedmont's jurisdiction, the Academy stated they propose to extend the white drop-off zone in front of the Church to the front of 412 Monte Vista Avenue.

APPLICANT'S RESPONSE TO APPLICATION QUESTIONS:

In response to the application form questions below, the applicant submitted the following detailed information indicated **in bold** (it is noted that these provisions are for the short term, and do not reflect their 5 year plan):

1. Days and Hours of Operation: **Regular Schedule Monday thru Friday - 7:45 a.m. to 3:45 p.m.; After-School Choir, Monday, Wednesday, and Thursday – 3:45 p.m. to 9:30 p.m.; Special Events, days vary - 6:00 p.m. to 9:00 p.m.**
2. Number of On-Site Parking Spaces: **20**
3. Maximum Number of People Using Business/Organization at One Time: **35**
4. Type(s) of Staff/Personnel, Number of Each: **6-8 teachers**
5. Projected Busiest Hours/Days: **Drop off 7:45 a.m. to 8:45 a.m. and pick-up 3:20 p.m. to 3:45 p.m., Monday thru Friday**
6. Potential Neighborhood Impacts: **The permitted use of the north lot as a parking lot by the Plymouth United Church of Christ has been ongoing for many years. There will be no change in this use and therefore no new neighborhood impact. The potential neighborhood impact due to PBA's use of the north lot consists of increased use of the north lot for parking, and some increased noise as a result of the north lot being used for play.**
7. Anticipated Gross Annual Revenue: **Pacific Boychoir Academy: \$0, Plymouth United Church of Christ: \$10,000**
8. Benefit to Piedmont Residents:
Plymouth United Church of Christ: The continued permitted use of the north lot as a parking lot of the Plymouth Church will continue to provide Piedmont residents with convenient access to a source of spiritual uplift. It will also provide Piedmont residents with a nearby location which can be used as a venue for weddings, memorial services, concerts, and public events.

Pacific Boychoir Academy: The proposed use of the parcel by PBA is essential for PBA to use its property at 412 Monte Vista Avenue as a school and after-school choir program. This will benefit Piedmont residents in several ways, outlined below. PBA's presence on the border of Piedmont and Oakland will support and enhance property values across all Piedmont, in particular preserving the property values on Olive Avenue by avoiding the potential development of large multi-dwelling structures on 412 Monte Vista Avenue. This

is discussed extensively in Item 6 below. The presence of PBA will further add to the attractiveness of Piedmont as a residential community for parents who highly value world-class cultural and educational opportunities for youth. PBA will benefit Piedmont families by providing its rich blend of classical and contemporary choral music both to enjoy and participate in. PBA has brought its Grammy Award-winning performances to churches, concert halls and schools of every community with which it has been associated.

We recognize and applaud Piedmont’s long history of supporting children’s choirs, but believe that a choir focused on boys’ voices has something new and unique to offer. Most children’s choirs tend to become female-dominated as children grow older; boys, even if participation. This is a loss of what can be a powerful, intellectually-stimulating and life-changing experience for boys.

In the concert performance and professional touring world of PBA, boys experience close camaraderie and learn essential teamwork skills. (in the past two years, PBA has toured training in music theory and practice can also have a positive influence on other academic subjects. A number of Piedmont boys ranging in age from 5 to 18 already participate in PBA’s after-school program. PBA is an important part of the lives of their families, as attested to in the letters in Appendix 3. Closer proximity to the community would open this experience to a greater number of Piedmont youth.

PBA has a rich tradition of giving public performances of professional quality at local venues such as churches, schools, and concert halls. While PBA’s closest associations are with schools and churches in Oakland, the choir has also sung in Piedmont, at a 2003 concert along with a small orchestra at the Piedmont Community Church. PBA will continue to bring its world-class choral music to its neighborhood which now includes the vibrant and music-loving community of Piedmont.

9. Changes in the existing structure are necessary to accommodate the proposed use as follows:
None

ADDITIONAL INFORMATION:

The applicants have submitted specific details on their proposed use in a comprehensive manner with several appendices that support their application form:

Appendix I	Specific schedule for the short and long term use of North Lot
Appendix II	Letter from adjacent residents at 15 Olive Avenue and petitions from 13 neighbors in support of the CUP
Appendix III	Letter signed by six Piedmont families whose sons attend the Pacific Boychoir Academy in support of the CUP
Appendix IV	Agreement between the Pacific Boychoir Academy and the Plymouth United Church of Christ
Appendix V	Letters from Former Associated Churches in support of the CUP
Appendix VI	Letter from Plymouth United Church of Christ in support of the CUP
Appendix VII	Rendering of Potential High Rise Development

PLANNING COMMISSION ACTION:

The Planning Commission is required to make a recommendation to the Council on the Conditional Use Permit. As indicated in the attached meeting minutes (Exhibit A, page 8), the Commission unanimously recommended approval of the conditional use permit application. The Commission concluded that the use is a positive addition to the cities of Oakland and Piedmont, noting that there are already Piedmont families who have children attending the Academy and after-school choir, and that more Piedmont families may wish to send their children there. Upon questioning from the Commission, the applicants stated that the use of the building at 412 Monte Vista Avenue requires a conditional use permit from the City of Oakland, and that the City of Oakland supports the application. They also stated that that they have first right of refusal to purchase the parking lot and Church property should they wish to expand.

The Commission agreed that the recommended term of the CUP should be 6 years in accordance with the lease of the parking lot. They noted there was uniform support from the neighborhoods, in particular the widespread support from the immediate neighbors on Olive Avenue in Piedmont as reflected by a petition.

PLANNING COMMISSION FINDINGS:

In arriving at their recommendation of approval, the Planning Commission made the following recommended findings:

1. The use is of benefit to Piedmont residents. It continues an existing use of the property for parking, while providing an additional benefit of cultural enrichment to Piedmont families.
2. The use will be properly related to other land uses and transportation and service facilities in the vicinity. The property is already a parking lot and is continuing this use in its existing condition.
3. Under all the circumstances and conditions of the particular case, the use will not have a material adverse effect on the health or safety of persons residing or working in the vicinity. There is no real change in the current use. The adjacent Academy will have no adverse health or safety impacts on the neighborhood.
4. The use will not be contrary to the standards established for the zone in which it is to be located. The site is already operating as a parking lot for this area.
5. The use will not contribute to a substantial increase in the amount of noise or traffic in the surrounding area. There will not be a significant change in the number of cars using the parking lot or hours of operation.

6. The use is compatible with the General Plan and will not adversely affect the character of the surrounding neighborhoods or tend to adversely affect the property values of homes in the surrounding neighborhoods. The proposed use is consistent with the current permitted use.
7. Adequate provision for driveways to and from the property has been made; facilities for ingress and egress from secondary streets instead of arterials, where possible, have been made; provision for parking in compliance with this Chapter 17 has been made, together with sufficient agreements to enforce the carrying out of such plans as may be required by the Council. Ingress/egress to the site is through the City of Oakland. There is no impact on Piedmont.
8. The plans conform to all other laws and regulations of the City, provided, however, that the Council shall have the right to require front, rear and side yard setbacks greater than those otherwise provided in the laws and regulations of the City if the Council finds that such larger front, rear and side yard areas are necessary to provide for the health, safety and general welfare of the residents of Piedmont in accordance with its zoning laws. The use is in full compliance with City zoning laws.

CITY COUNCIL ACTION REQUIRED:

According to Piedmont City Code Section 17.24.8, the City Council shall hold a hearing to consider the recommendation of the Planning Commission and any further evidence regarding the application and either approve or disapprove the Conditional Use Permit request.

To approve the application for a conditional use permit the City Council must make findings to support all of the standards:

- (a) The use is of benefit to Piedmont residents because;
- (b) The use will be properly related to other land uses and transportation and service facilities in the vicinity because;
- (c) Under all the circumstances and conditions of the particular case, the use will not have a material adverse effect on the health or safety of persons residing or working in the vicinity because;
- (d) The use will not be contrary to the standards established for the zone in which it is to be located because;
- (e) The use will not contribute to a substantial increase in the amount of noise or traffic in the surrounding area because;
- (f) The use is compatible with the General Plan and will not adversely affect the character of the surrounding neighborhoods or tend to adversely affect the property values of homes in the surrounding neighborhoods because;

- (g) Adequate provision for driveways to and from the property has been made; facilities for ingress and egress from secondary streets instead of arterials, where possible, have been made; provision for parking in compliance with this Chapter 17 has been made, together with sufficient agreements to enforce the carrying out of such plans as may be required by the Council; and
- (h) The plans conform to all other laws and regulations of the City, provided, however, that the Council shall have the right to require front, rear, and side yard setbacks greater than those otherwise provided in the laws and regulations of the City if the Council finds that such larger front, rear, and side yard areas are necessary to provide for the health, safety, and general welfare of the residents of Piedmont in accordance with its zoning laws.

CLEANWATER CONSIDERATIONS

The proposed project will not create *or replace* more than 10,000 square feet of impervious surfaces and will not result in any significant changes to water runoff at the site. Implementation of stormwater treatment Best Management Practices (BMPs) as well as the Bay Area Stormwater Management Agencies Association's *Start at the Source* criteria for stormwater quality protection is not necessary.

CEQA COMPLIANCE

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to Article 19, Sections 15300 through 15329.

PERMIT STREAMLINING ACT:

This application was submitted on January 9, 2009 and was deemed complete on February 8, 2009. Under the Permit Streamlining Act, the City Council must either approve or disapprove the application by the April 6, 2009 meeting.

CITY COUNCIL ACTION REQUIRED:

City Council action is required to approve or disapprove the conditional use permit.

DATE REPORT PREPARED:

February 11, 2009

EXHIBITS IN PACKET:

Exhibit A, page 8	February 9, 2009 Planning Commission Meeting Minutes
Exhibit B, page 14	Application Materials
Exhibit C, page 49	Neighborhood Comments and Letters
Exhibit D, page 70	Architectural Plans

DRAFT**PIEDMONT PLANNING COMMISSION**

Regular Meeting Minutes for Monday February 9, 2009

A Regular Session of the Piedmont Planning Commission was held February 9, 2009, in the City Hall Council Chambers at 120 Vista Avenue. In accordance with Government Code Section 54954.2(a) the agenda for this meeting was posted for public inspection on January 30, 2009.

CALL TO ORDER

Chairman Stehr called the meeting to order at 5:00 p.m. She introduced and welcomed the planning department's newest Planning Technician Manira Sandhir

ROLL CALL

Present: Commissioners Jim Kellogg, Melanie Robertston, Bobbe Stehr and Alternate Commissioner Michael Henn

Absent: Commissioners Jonathan Levine and Clark Thiel (both excused)

Staff: City Planner Kate Black, Assistant Planner Kevin Jackson, Planning Technicians Sylvia Toruno, Gabe Baracker and Manira Sandhir and Recording Secretary Chris Harbert

City Council Liaison: Councilmember John Chiang

REGULAR CALENDAR**Conditional Use Permit
424 Monte Vista Avenue**

Reverend Lois Mueller on behalf of the Plymouth United Church of Christ and Mr. Eric Nelson on behalf of the Pacific Boychoir Academy are requesting a conditional use permit to allow the Pacific Boychoir Academy to use the parking lot located between 15 and 27 Olive Avenue to drop off and pick-up 35 to 50 students in the mornings and evenings; parking for staff and special events; parking and recreation for up to 150 evening choir students; and daytime recreation for students. This lot will also continue to be used by the Plymouth United Church of Christ.

Requested CUP Term:

Six years, beginning on the date the Academy school opens;

Requested CUP Provisions:

North Lot: September Through Mid-June (up to 50 Student

Enrollment, 8 Staff)

Weekdays: PBA 7:45 a.m. until 8:15 a.m. student drop-off (up to 30 cars)
 PBA 3:20 p.m. until 3:45 student pick-up (up to 30 cars)
 PBA 9:45 a.m. until 3:20 p.m. for 15, 30 and 60 minute recesses for recreation
 PBA 6:00 p.m. until 9:00 p.m. Open House/Special Event parking (4x year)

M, T, W & Th PBA 3:45 p.m. 9:30 p.m. After School Choir (up to 150 Students)
 PBA 3:30 p.m. until 6:30 p.m. After School Choir 45 minute recess

Weekends: Church parking (informational only - not subject to CUP)

North Lot: End of July/Beginning of August (two 5 day camps, 25 students each)

Weekdays: PBA 8:45 a.m. until 9:00 a.m. day camp drop-off (up to 20 cars)
 PBA 4:00 p.m. until 4:30 day camp pick-up (up to 20 cars)
 PBA 10:00 a.m. until 11:00 a.m. one 15 minute recess and occasional 30 minute lunch

Weekends: Church parking (informational only - not subject to CUP)

424 Monte Vista: Year Round

PBA Staff parking in 6 spaces reserved for the Academy in the south lot
 Church staff parking in the remaining spaces (informational only - not subject to CUP)

Written notice was provided to neighbors. **Eight affirmative and two negative response forms** were received. **Correspondence** was received from: Angela Grubb, Feb. 4; Dea Bacchetti, President Oakland Heritage Alliance, Feb. 5; Olive Street Neighborhood Letter of Support, Jan. 3.

Public testimony was received from:

Pamela Weimer, Operations Manager of the Pacific Boychoir Academy (PBA) and Tedd Moser, Academy Board Member, highlighted the accomplishments, goals and operation of the PBA, stressing in particular the exceptional music education it provides to its students, the global experiences and international distinctions

that the PBA has achieved and the compatibility of the Academy with the cultural and educational values and quality of life in Piedmont. The Academy is in the process of relocating from Berkeley to property it is purchasing from the Plymouth United Church of Christ at 412 Monte Vista Avenue in Oakland. Use of the adjacent parking lot, which is located in Piedmont, is critical to Academy operations – both as a student drop-off/staff parking lot and playground for students. The Academy intends to restore the 100-year old Victorian mansion at 412 Monte Vista and use this mansion as its school. They emphasized that the architectural restoration of the old mansion will increase neighborhood property values and is a better alternative than a previous potential buyer's proposal to develop the property into a multi-level, multi-unit condominium complex. They added that if the Plymouth Church property is ever put up for sale, the Academy has the first right of refusal to purchase this property as well.

Chris Lundin, Plymouth United Church of Christ Council Member, urged application approval, stressing that the Academy's restoration and use of 412 Monte Vista Avenue benefits the neighborhood and will have less impact on neighboring residents than other potential uses of the property.

Ani Adhikari reviewed the PBA's search for a new location and stressed that its location at 412 Monte Vista and use of the parking lot will benefit Piedmont by offering residents an unique and local opportunity to provide global musical experiences for their children. She noted that while Academy students come from throughout the greater Bay Area, many students are Piedmont residents and it is hoped that this new location will attract even more Piedmont residents. She requested that the term of the CUP be 6 years to coincide with the term of the school's parking lot lease with the Church. She added however, the PBA's long-term intent to continue at the site.

Tom Armstrong, Angela Grubb and Trish Straus, all Piedmont residents, voiced their excitement and pleasure over the purchase of 412 Monte Vista by the PBA. Mr. Armstrong, a parent of an Academy student, described the benefits the PBA has provided his son and the opportunities that exist for a collaborative effort between the PBA and the PUSD and Recreation Department to expose children to the wonderful musical benefits PBA can offer. Mrs. Grubb concurred. Ms. Straus added that the Olive neighborhood is overjoyed at the prospect of the PBA locating at 412 Monte Vista and restoring, rather than demolishing, the property's historic mansion. She emphasized that the PBA is a

perfect fit for the neighborhood and its presence will increase neighborhood property values. She added that previously a proposal to demolish the mansion and construct a 7 story condo complex on the property was greatly opposed by the neighborhood.

Nicole Chapman, Project Architect Liaison, described the proposed renovation of the 1908 Victorian mansion, the fact that the City of Oakland's Heritage Alliance supports the PBA's proposal and that Piedmont resident and architect Kirk Peterson is involved in the renovation effort. She stated that the PBA anticipates opening on September 1.

The Commission agreed that the addition of the Academy benefits both the City and the surrounding neighborhood and its proposed use of the parking lot at 424 Monte Vista does not represent a material change in use from that currently existing.

Resolution 6-CUP-09

WHEREAS, Reverend Lois Mueller on behalf of the Plymouth United Church of Christ and Mr. Eric Nelson on behalf of the Pacific Boychoir Academy are requesting a Conditional Use Permit to allow the Pacific Boychoir Academy to use the parking lot located between 15 and 27 Olive Avenue to drop off and pick-up 35 to 50 students in the mornings and evenings; parking for staff and special events; parking and recreation for up to 150 evening choir students; and daytime recreation for students. This lot will also continue to be used by the Plymouth United Church of Christ at 424 Monte Vista Avenue, Piedmont, California, and;

WHEREAS, the Piedmont Planning Commission has reviewed the application, the staff report, and any and all other documentation and testimony submitted in connection with the application and has visited the subject property;

The Piedmont Planning Commission makes the following findings:

1. The use is of benefit to Piedmont residents. It continues an existing use of the property for parking, while providing an additional benefit of cultural enrichment to Piedmont families.
2. The use will be properly related to other land uses and transportation and service facilities in the vicinity. The property is already a parking lot and is continuing this use in its existing condition.
3. Under all the circumstances and conditions of the particular

case, the use will not have a material adverse effect on the health or safety of persons residing or working in the vicinity. There is no real change in the current use. The adjacent Academy will have no adverse health or safety impacts on the neighborhood.

4. The use will not be contrary to the standards established for the zone in which it is to be located. The site is already operating as a parking lot for this area.

5. The use will not contribute to a substantial increase in the amount of noise or traffic in the surrounding area. There will not be a significant change in the number of cars using the parking lot or hours of operation.

6. The use is compatible with the General Plan and will not adversely affect the character of the surrounding neighborhoods or tend to adversely affect the property values of homes in the surrounding neighborhoods. The proposed use is consistent with the current permitted use.

7. Adequate provision for driveways to and from the property has been made; facilities for ingress and egress from secondary streets instead of arterials, where possible, have been made; provision for parking in compliance with this Chapter 17 has been made, together with sufficient agreements to enforce the carrying out of such plans as may be required by the Council. Ingress/egress to the site is through the City of Oakland. There is no impact on Piedmont.

8. The plans conform to all other laws and regulations of the City, provided, however, that the Council shall have the right to require front, rear and side yard setbacks greater than those otherwise provided in the laws and regulations of the City if the Council finds that such larger front, rear and side yard areas are necessary to provide for the health, safety and general welfare of the residents of Piedmont in accordance with its zoning laws. The use is in full compliance with City zoning laws.

RESOLVED, that in consideration of the findings and facts set forth above, the Piedmont Planning Commission recommends approval by the City Council of the application for a conditional use permit by Plymouth United Church of Christ and Pacific Boychoir Academy for property located at 424 Monte Vista Avenue, Piedmont, subject to the following conditions:

CUP Term:

Six years, beginning on the date the Academy school opens;

*CUP Particulars:***North Lot: September Through Mid-June (up to 50 Student Enrollment, 8 Staff)**

Weekdays: PBA 7:45 a.m. until 8:15 a.m. student drop-off (up to 30 cars)
 PBA 3:20 p.m. until 3:45 student pick-up (up to 30 cars)
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M, T, W & Th PBA 3:45 p.m. 9:30 p.m. After School Choir (up to 150 Students)
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Weekends: Church parking (informational only - not subject to CUP)

424 Monte Vista: Year Round

PBA Staff parking in 6 spaces reserved for the Academy in the south lot

Church Staff parking in the remaining spaces (informational only - not subject to CUP)

Moved by Robertson, Seconded by Kellogg

Ayes: Kellogg, Robertson, Stehr, Henn

Noes: None

Absent: Levine, Thiel

RECEIVED

JAN 09 2009

CITY OF PIEDMONT
120 VISTA AVENUE
PIEDMONT, CA 94611
TEL: (510) 420-3050
FAX: (510) 658-3167

PUBLIC WORKS
CITY OF PIEDMONT

RECEIVED BY CB
FEE PAID 500 - \$1,100.00 paid 1-22-09
DATE FILED 1-9-09
NUMBER 09-0006
PLANNER KATE
(For staff use only)

A **CONDITIONAL USE PERMIT** is required for a proposed change in the number of dwelling units in a multiple dwelling in Zone C; a change in actual existing use or a structural change relating to a commercial use in Zone D; or a proposed new church, school, multiple dwelling unit or commercial use, as outlined in the City's Municipal Code (§17.24.2).

Please complete the following application form and submit a floor plan and a \$1,610 (\$500 for minor modifications) application fee. If you believe your application is a minor modification, please contact the City Planner. Please note that planning application fees are non-refundable.

In addition to this Conditional Use Permit application, you may also need one or more of the following applications if your project proposes physical modifications, a variance or a new or modified sign:

- Planning Commission Review
- Staff Design Review
- Administrative Design Review
- Fence Design Review
- Non-Residential Sign Design Review
- Building Permit Application

Applicant and Property Owner Information

Name of Business/Organization <u>Pacific Boychoir Academy / Plymouth United Church of Christ</u>	
Address of Property <u>424 Monte Vista Ave., Oakland, CA 94611</u>	
Name of Applicant <u>Eric Nelson / Michelle Burr</u>	
Affiliation of Applicant (owner, lessee, purchaser, agent, etc.) <u>lessee / owner</u>	
Lease Expiration Date (if applicable) <u>12/31/2015</u>	
Mailing Address of Applicant (if different from above) <u>410 Alcatraz Ave., Oakland 94609</u>	
Telephone # of Applicant <u>510-652-4722</u>	FAX # of Applicant <u>510-652-4722</u>
Name(s) of Property Owner(s) <u>Plymouth United Church of Christ</u>	
Mailing Address of Property Owner(s) (if different from above) _____	
Telephone # of Property Owner(s) <u>(510) 654.5300</u>	FAX # of Property Owner(s) <u>(510) 654.5301</u>

Design Professional/Property Owner Agent Information

Name of Design Professional/Agent _____

Mailing Address of Design Professional/Agent _____

Telephone # of Design Professional _____ FAX # of Design Professional _____

Professional License Number _____ Expiration Date _____

Piedmont Business License Number _____ Expiration Date _____
 (required for all design professionals/contractors/engineers/agents)
 (Please contact the City Clerk at 510-420-3040 for Piedmont Business License information.)

Type of Business/Organization Private school, After-school program / Church

Current Use and/or Proposed Use of Business/Organization (describe functions and/or operating characteristics of the business or organization. Please be specific) See Attachment A.

Exterior and Interior Changes to be Made to Existing Structure (if applicable. Please be specific) None

Type(s) of Staff/Personnel (Please indicate the amount of each type of staff/personnel. Please be specific) PBA: 6-8 teachers, Church: None

Days and Hours of Operation See Appendix 1

Projected Busiest Hours/Days See Appendix 1

Maximum Number of People Using Business/Organization at one time 35
See Appendix 1

Number of On-Site Parking Spaces (indicate whether these parking spaces are for staff or visitors) 20
See Appendix 1

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JAN 09 2009₅

**PUBLIC WORKS
CITY OF PIEDMONT**

Please list all Potential Neighborhood Impacts from Business Related Activities (i.e. parking, deliveries, foot traffic, etc.) See Attachment A

Anticipated Gross Annual Revenue PBA: \$0 church: \$10,000

Please indicate what steps you have taken to discuss this project with your neighbors prior to submittal: See Attachment A

Please indicate what steps you have taken to discuss this project with City staff prior to submittal: See Attachment A

My signature below signifies that I:

- have read the background document and have provided all applicable information.
- have reviewed the legal description on my property deed for all recorded easements and deed restrictions (Please provide a description here of the easements and restrictions that were indicated on your property deed) _____
- believe the information provided in this application is accurate to the best of my knowledge.
- am aware that City staff, Planning Commissioners and/or City Council Members will be on my property to review the proposal. (Please note any special instructions regarding access to your property such as dogs, gates, alarms, etc.) _____
- understand that this application is heard by both the Planning Commission and City Council. The Planning Commission shall recommend to the City Council that the permit be approved or denied. The City Council shall take final action on the application.

SIGNATURE OF APPLICANT E. Neh date 1/9/09

SIGNATURE OF PROPERTY OWNER Rev. John Mueller date Jan. 9, 2009
Mehelle Burr Jan 9, 2009

Agent Authorization

This authorization must be signed by the property owner if the applicant is not the property owner.

I authorize the Pacific Baychoff Academy to act as my agent in the processing of all matters pertaining to this application.

SIGNATURE(S) OF PROPERTY OWNER(S) Mehelle Burr date 1-22-2009

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8 additional sets of floor plans must be submitted with this application for an initial staff review for completeness. 8 additional sets of floor plans must be submitted at least 12 calendar days prior to the Planning Commission meeting if your application is scheduled on the agenda.

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APPLICANT'S CONDITIONAL USE PERMIT FINDINGS

Please describe how the proposed application meets the following Conditional Use Permit criteria outlined in Chapter 17 of the City's Municipal Code (§17.24.6).

1. The use is of benefit to Piedmont residents. *(Describe how the proposed use will benefit Piedmont residents.)* See Attachment B.

2. The use will be properly related to other land uses and transportation and service facilities in the vicinity. *(Describe how the proposed use will relate to other land uses and transportation and service facilities in the vicinity.)* See Attachment B.

3. Under all the circumstances and conditions of the particular case, the use will not have a material adverse effect on the health or safety of persons residing or working in the vicinity. *(Describe the effect, if any, of the proposed use on the health and safety of persons in the vicinity.)* See Attachment B.

4. The use will not be contrary to the standards established for the zone in which it is to be located. *(List the Zone of the property and describe how the proposed use relates to the standards of that zone.)* See Attachment B.

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5. The use will not contribute to a substantial increase in the amount of noise or traffic in the surrounding area. (Describe how the proposed use will impact the amount of noise and traffic in the vicinity.) See Attachment B.

6. The use is compatible with the General Plan and will not adversely affect the character of the surrounding neighborhoods or tend to adversely affect the property values of homes in the surrounding neighborhoods. (Describe how the proposed use relates to the General Plan and what effects the proposed use will have, if any, on the character or property values of the surrounding neighborhood.) See Attachment B.

7. Adequate provision for driveways to and from the property has been made; facilities for ingress and egress from secondary streets instead of arterials, where possible, have been made; provision for parking in compliance with Chapter 17 has been made, together with sufficient agreements to enforce the carrying out of such plans as may be required by the Council. (Describe the proposed facilities for ingress, egress and parking, and describe how these facilities support the proposed use.) See Attachment B.

8. The plans conform to all other laws and regulations of the City, provided, however, that front, rear, and side yard setbacks greater than those otherwise provided in the laws and regulations of the City may be required as a condition of approval if necessary to provide for the health, safety, and general welfare of the residence of Piedmont. (Describe how the proposed use relates to other laws and regulations of the City.) See Attachment B.

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ATTACHMENT A

Current Use and/or Proposed Use of Business/Organization (describe functions and/or operating characteristics of the business or organization. Please be specific.)

Function of Organization (Plymouth United Church of Christ): Plymouth United Church of Christ is a religious institution dedicated to the worship of God, the celebration of life, and the expression of compassion and justice in the world. We meet for Sunday worship, weekly classes, fellowship, life-passage events, organizational management, and other charitable activities.

Current use of subject property by Plymouth United Church of Christ: Plymouth Church has been using the property for parking since the church was built and dedicated in 1959. For a detailed description of the use see Appendix 9. The church uses the subject property on Sundays, holidays, and occasionally in the evenings, as there is adequate parking in the adjacent property (also used as a parking lot) on the other days.

Proposed use of subject property by Plymouth United Church of Christ: The use by the church will remain unchanged.

Function of Organization (Pacific Boychoir Academy): The Pacific Boychoir Academy (PBA) is a Grammy-award winning choir and private middle school for boys in grades 4-8 as well as an after-school choral program for boys from all over the Bay Area and beyond. The organization is small – about 30 boys in the school and 6-8 teachers; about 100 boys aged 5-18 in several after-school choirs – but the quality of music and academics is very high. Under the direction of PBA's founder Kevin Fox, the choir has sung all over the world and sings regularly with major orchestras such as the San Francisco Symphony Orchestra. PBA performed with the SF Symphony on a Grammy-winning recording of Mahler's 3rd Symphony, and has also been recognized for *That Promised Land*, the choir's recording of American spirituals. Graduates of the PBA middle school have gone on to some of the best high schools in the East Bay. Graduates of PBA's after-school program have gone on to some of the top public and private universities in the nation. The PBA website <http://www.pacificboychoiracademy.org> contains detailed information about the school and the choirs.

Current use of subject property by PBA: None.

Proposed use of subject property by PBA: PBA has purchased 412 Monte Vista Avenue, Oakland, from the Plymouth United Church of Christ. While the building will house the school, PBA will also lease the parking lot directly to the north of the building (and henceforward referred to as the "north lot") from the Plymouth United Church of Christ. The length of the lease is for 6 years. Since 1959 the church has used the property as a parking lot. PBA proposes to continue that use and to request permission to additionally use the north lot as a play yard for the school. Originally, the north lot was the tennis court belonging to a neighboring house (either 412 Monte Vista or 15 Olive Avenue – records differ as to which one). PBA's proposed use as a play yard will in part return the north lot to its original use as an outdoor recreational space.

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In broad outline, the proposal is for cars associated with the school to enter and exit the north lot through the driveway on Monte Vista Avenue (see the Site Plan) and then through the parking lot into which the driveway opens (hereafter referred to as the "South lot"; see Site Plan). The north lot is separated from the south lot by a large rolling metal fence. During school hours the fence will be used to close off the parking lot to all cars, thus ensuring a safe play space for school boys. The fence will be rolled open again at pick-up time, for cars to enter and park. A detailed description of the nature and hours of use is provided in the "Proposal for North Lot Use" (Appendix 1).

Please list all Potential Neighborhood Impacts from Business Related Activities (i.e. parking, deliveries, foot traffic, etc.)

The permitted use of the north lot as a parking lot by the Plymouth United Church of Christ has been ongoing for many years. There will be no change in this use and therefore no new neighborhood impact.

The potential neighborhood impact due to PBA's use of the north lot consists of increased use of the north lot for parking, and some increased noise as a result of the north lot being used for play.

Please indicate what steps you have taken to discuss this project with your neighbors prior to submittal.

PBA has made tremendous efforts to involve neighbors and be considerate about their concerns about its plans. On December 14, 2008, PBA met with Thomas and Patricia Straus of 15 Olive Avenue, Piedmont, at PBA's current location in Oakland. Mr. and Mrs. Strauss own the properties adjoining the west fence of the north lot. On December 22, Mr. and Mrs. Straus hosted a neighborhood meeting at which PBA introduced itself to its Piedmont neighbors and answered questions about its proposed use. Based on the discussions at this meeting, PBA provided the neighbors with written details of the proposed use (Appendix 1). The proposal has generated extensive support from the Straus family and the neighborhood (Appendix 2).

Please indicate what steps you have taken to discuss this project with City staff prior to submittal:

Representatives of PBA met with Kate Black of the Planning Department to learn about the permit process. Subsequently on Dec 23 2008, representatives of PBA met with City Attorney George Peyton and Assistant Planner Kevin Jackson. On Dec 29 2008, representatives of PBA met with City Attorney George Peyton and City Administrator Geoffrey Grote. The purpose of the meetings with Mr. Peyton and Mr. Grote was for PBA to explain its plans to the City of Piedmont and to understand the City's requirements for an application for a conditional use permit based on such plans.

ATTACHMENT B

APPLICANT'S CONDITIONAL USE PERMIT FINDINGS

Please describe how the proposed application meets the following Conditional Use Permit criteria outlined in Chapter 17 of the City's Municipal Code (17.24.6).

1. **The use is of benefit to Piedmont residents.** *(Describe how the proposed use will benefit Piedmont residents.)*

Plymouth United Church of Christ: The continued permitted use of the north lot as a parking lot of the Plymouth Church will continue to provide Piedmont residents with convenient access to a source of spiritual uplift. It will also provide Piedmont residents with a nearby location which can be used as a venue for weddings, memorial services, concerts, and public events.

Pacific Boychoir Academy: The proposed use of the parcel by PBA is essential for PBA to use its property at 412 Monte Vista Avenue as a school and an after-school choir program. This will benefit Piedmont residents in several ways, outlined below.

PBA's presence on the border of Piedmont and Oakland will support and enhance property values across all Piedmont, in particular preserving the property values on Olive Avenue by avoiding the potential development of large mutli-dwelling structures on 412 Monte Vista Avenue. This is discussed extensively in Item 6 below.

The presence of PBA will further add to the attractiveness of Piedmont as a residential community for parents who highly value world-class cultural and educational opportunities for youth. PBA will benefit Piedmont families by providing its rich blend of classical and contemporary choral music both to enjoy and participate in. PBA has brought its Grammy Award-winning performances to the churches, concert halls and schools of every community with which it has been associated.

We recognize and applaud Piedmont's long history of supporting children's choirs, but believe that a choir focused on boys' voices has something new and unique to offer. Most children's choirs tend to become female-dominated as children grow older; boys, even if they love to sing, often drop out in favor of other activities boasting greater male participation. This is a loss of what can be a powerful, intellectually-stimulating and life-changing experience for boys.

In the concert performance and professional touring world of PBA, boys experience close camaraderie and learn essential teamwork skills. (In the past two years, PBA has toured Italy, Argentina, and Hungary; this summer, it will travel to South Africa.) PBA's deep training in music theory and practice can also have a positive influence on other academic subjects. A number of Piedmont boys ranging in age from 5 to 18 already participate in PBA's after-school program. PBA is an important part of the lives of their families, as attested to in the letters in Appendix 3. Closer proximity to the community would open this experience to a greater number of Piedmont youth.

PBA has a rich tradition of giving public performances of professional quality at local venues such as churches, schools, and concert halls. While PBA's closest associations are with schools and churches in Oakland, the choir has also sung in Piedmont, at a 2003 concert along with a small orchestra at the Piedmont Community Church. PBA will continue to bring its world-class choral music to its neighborhood which now includes the vibrant and music-loving community of Piedmont.

2. The use will be properly related to other land uses and transportation and service facilities in the vicinity. *(Describe how the proposed use will relate to other land uses and transportation service facilities in the vicinity.)*

The land use of the subject lot as well as the zoning is termed as "Residential". The Plymouth United Church of Christ will continue its permitted use of the parcel as a parking lot. As a new user, PBA will be continuing an existing non-conforming use of the parking lot which is consistent with the existing permitted use.

The exact times and details of the proposed usage are itemized in Appendix 1 and the attached site plan serves to illustrate the areas of usage.

As described in detail in the "Proposal for North Lot Use" (Appendix 1) and indicated in Item 5 below, PBA will not create an increase in Piedmont traffic or additional use of transportation or services as the parking lot access and student drop-off takes place on Monte Vista Avenue in Oakland.

The PBA has had a number of meetings with neighbors and adjacent property owners on the Piedmont side of the property to communicate our proposed usage in detail and its effect on traffic flow in the neighborhood. These meetings served to generate a great deal of neighborhood support and the PBA has answered all questions and has received endorsement and a warm welcome from all attendees. In addition, the PBA sent information to all the neighbors in the greater area who could not attend. See Item 5 below.

3. Under all the circumstances and conditions of the particular case, the use will not have a material adverse effect on the health or safety of persons residing or working in the vicinity. *(Describe the effect, if any, of the proposed use on the health and safety of persons in the vicinity.)*

It is anticipated that the proposed use will have no material adverse effect on the health or safety of persons residing or working in the vicinity.

4. The use will not be contrary to the standards established for the zone in which it is to be located. *(List the Zone of the property and describe how the proposed use relates to the standards of that zone.)*

The property lies in Zone A and is therefore zoned for single-family residential development. The permitted use by the Plymouth United Church of Christ has been the use of the parcel as a parking lot. As landlord and new tenant respectively, the church and PBA are applying for a continuation of that permitted use, as well as permission to use the lot for play by the boys of PBA, a private school associated with the church. This proposed Conditional Use is allowable under Piedmont City Code Section 17.5.3, which states:

17.5.3: Conditional Uses The following principal uses are allowed as conditional uses in Zone A: Church or private school previously existing as a conforming or nonconforming use, and a new private or public school associated with an existing church, subject to the provisions of the City Charter, this chapter and other sections of the City Code. (Ord. No. 488 N.S., 10/87, Ord. 662 N.S. 1/06)

Details of the association between PBA and the Plymouth United Church of Christ, including musical contributions to be made by PBA and plans for shared use of the church's facilities, have been established formally in the Association Agreement duly executed by PBA and the church, a copy of which is attached hereto as Appendix 4.

This kind of association with a neighboring church has been central to PBA's existence throughout its history. Dating back to its founding in 1998, PBA has rented its premises from churches and had associations with these landlord churches in efforts to 1) perpetuate the tradition of boys' voices and choral singing in worship services, 2) introduce the Pacific Boychoir to a wider community, and 3) act as collaborators to enhance the spiritual lives of the congregation and of the community around the church.

PBA's associations with landlord churches

- Montclair Presbyterian Church, Oakland (Tenants from September 1998 through July 2003): Regular service appearances, concerts, and recordings from September 1998-present.
- First Presbyterian Church, Oakland (Tenants from August 2003 through June 2006): Regular service appearances, concert offerings, and recordings during this period.
- St. Augustine's Catholic Church, Oakland (Tenants from July 2006-present): Regular service appearances; music offerings at All Soul's services; providing musicians to supplement the St. Augustine's choir; providing boy soloists for St. Augustine's music program such as Amahl and the Night Visitors; singing the entire Pergolesi Stabat Mater for the church's Stations of the Cross service on Good Friday; use of the church as a choir concert venue at least twice yearly during this period.

These associations have been deep, long-lasting, and of great value to PBA as well as the communities around the churches involved, as attested to in the supporting letters in Appendix 5. PBA's association with its new landlord, the Plymouth United Church of Christ, is expected to have similar value and was an important factor in PBA's decision to

purchase the property at 412 Monte Vista Avenue from the church. In its turn, the church warmly welcomes the association (see Appendix 6).

As set forth above, the parcel currently is used as a parking lot by an existing church, as a permitted use. PBA, an existing private school that is new to Piedmont, is formally associated with that church. Under City Code Section 17.5.3, conditional use of the parcel by PBA is allowable given PBA's association with the church.

5. The use will not contribute to a substantial increase in the amount of noise or traffic in the surrounding area. *(Describe how the proposed use will impact the amount of noise and traffic in the vicinity.)*

The continued use of the parcel as a parking lot by the Plymouth United Church of Christ will have no new impact on traffic or noise in the vicinity, as neither the number of cars nor the hours of operation will change.

We anticipate that PBA's proposed use of the property will not significantly increase the amount of noise or traffic in the vicinity. As set forth in detail in the attached document entitled "Proposed North Lot Use", (attached as Appendix 1 hereto), PBA will use the property for limited parking, drop-off and pick-up for its day school and after school programs. Use of the property for parking will have minimal impact based on several factors, including (1) the property is accessible only from Monte Vista Avenue (Oakland) so there will be no increased traffic on Olive Avenue (Piedmont); there is no entry for pedestrian or vehicular traffic on Olive Avenue and PBA will not create any; the landscaping strip including the wall and metal fence will be maintained; (2) there will be an extended white curb zone on Monte Vista for ease of entry onto the property thus alleviating potential congestion; and (3) the number of vehicles entering and/or parking on the property will at all times be far fewer than the number of parking spots available; (4) the choir bus will be parked in a facility in Alameda, not in the North Lot. These and other factors are detailed in the attached "Proposed North Lot Use" (Appendix 1).

In addition, PBA will use the property as a playground for its day school and after school participants. We do not believe the use of the property as a playground will create a substantial increase in the amount of noise in the vicinity. The playground use will be strictly limited in terms of times of use and numbers of children playing at any one time. These restrictions are laid out in full in the attached "Proposed North Lot Use" (Appendix 1). There are additional factors that will limit the amount of noise generated by use of the property as a playground. First, there will be adult supervision of children on the playground at all times. Second, because the children who will use the playground are choristers and must preserve their voices, shouting is prohibited and quiet play is encouraged.

PBA has made substantial efforts to inform the Piedmont residents on neighboring properties about these proposed uses, and to respond to any questions or concerns. PBA's use of the property for parking and play has received broad and vigorous support from its Piedmont neighbors. (See Appendix 2.)

6. The use is compatible with the General Plan and will not adversely affect the character of the surrounding neighborhoods or tend to adversely affect the property values of homes in the surrounding neighborhoods. *(Describe how the proposed use relates to the General Plan and what effects the proposed use will have, if any, on the character or property values of the surrounding neighborhood.)*

The land use of the subject lot as well as the zoning is “Residential”. The proposed use suggests that PBA will be continuing an existing non-conforming use of the parking lot. It is consistent with the existing permitted use and hence in compliance with the General Plan.

The use of the parking lot in conjunction with PBA’s programs will support and strengthen the property values of the neighboring Piedmont homes, due to the following reasons.

- The property which PBA proposes to use as a parking lot and playground is adjacent to an historic mansion, 412 Monte Vista Avenue in Oakland, that PBA has recently purchased. PBA intends to restore the historic building to its former glory and will create a visual and architectural landmark in the midst of an otherwise high-density residential neighborhood containing many apartment blocks. Local residents can proudly re-visit architectural history that was once prevalent throughout the greater area.
- If the proposed use by PBA is not permitted, PBA will not be able to use 412 Monte Vista as a school and it is highly likely that the Monte Vista property will be sold to a condominium developer. Plans by former and current bidders on the adjoining Monte Vista property anticipate moving the current historic mansion on the Monte Vista lot, and erecting a seven story 40-unit dwelling (permitted by Oakland law) adjacent to residential lots in Piedmont. The adjacent residential Piedmont lots are at a lower elevation than the Monte Vista property, and the proposed high-rise development would effectively block sunlight from two Piedmont avenues (Olive and Sunnyside) for most of the year. See the rendering of the high-rise development similar to those proposed by alternative bidders on Monte Vista property, Appendix 7. Traffic and parking in the neighboring streets, including Oakland Avenue, would be adversely affected by such a development.
- As part of the purchase of 412 Monte Vista, Oakland, PBA has been given the right of first refusal to buy the parking lot that is the subject of this application, should the Plymouth United Church of Christ decide to sell the lot. PBA also has the right of first refusal should the church decide to sell the church buildings. PBA intends to purchase these properties from the church should they become available, and, for the

good of the school, will not engage in major development of these parcels. This will greatly benefit the neighboring houses in Piedmont, as it will ensure that the corner of Oakland Avenue and Monte Vista Avenue will not be converted into an apartment block, as it most likely would be if purchased by a developer.

For these reasons, PBA's proposed use has strong support from its Piedmont neighbors. See Appendix 2.

- 7. Adequate provision for driveways to and from the property has been made; facilities for ingress and egress from secondary streets instead of arterials, where possible, have been made, provision for parking in compliance with Chapter 17 has been made, together with sufficient agreements to enforce the carrying out of plans as may be required by the Council. (Describe the proposed facilities for ingress, egress, and parking, and describe how these facilities support the proposed use.)**

As set forth in response to No. 5, and in detail in the attached Proposed North Lot Use (Appendix 1), there is adequate provision for driveways and parking, and all ingress and egress for the property is from a secondary street – Monte Vista Avenue in Oakland. There is no ingress or egress from any Piedmont street, including Olive Avenue, which is directly adjacent to the property in Piedmont, nor is there ingress or egress on the sole arterial street in the vicinity, Oakland Avenue.

- 8. The plans conform to all other laws and regulations of the City, provided, however, that front, rear, and side yard setbacks greater than those otherwise provided in the laws and regulations of the City may be required as a condition of approval if necessary to provide for the health, safety, and general welfare of the residents of Piedmont. (Describe how the proposed use relates to other laws and regulations of the City.)**

The proposed use will be in full compliance with other laws and regulations of the City.

APPENDICES FOR CONDITIONAL USE PERMIT

1. PROPOSAL FOR NORTH LOT USE
2. PIEDMONT NEIGHBOR LETTERS OF SUPPORT
3. PIEDMONT PBA FAMILY LETTERS
4. ASSOCIATION AGREEMENT
5. LETTERS FROM FORMER ASSOCIATED CHURCHES
6. LETTER OF SUPPORT FROM PLYMOUTH CHURCH
7. RENDERING OF POTENTIAL HIGH-RISE DEVELOPMENT
8. PBA PRESS COVERAGE
9. CURRENT USE BY PLYMOUTH CHURCH

PROPOSED NORTH LOT USE

January 22, 2009

PROGRAM YEAR AND SIZE

Day school: Weekdays September through mid-June; approximately 30-35 boys.

After-school choirs: September through mid-June, 3 days a week; approximately 100 boys in several choirs of about 20-30 boys each.

Summer day camp: A 5-day program at the end of July or beginning of August; approximately 25 boys.

TRAFFIC AND PARKING

- All drop-off, pick-up, and parking will take place on Monte Vista Avenue, parking spaces in 412 Monte Vista and in the two church parking lots; the driveway into these lots is on Monte Vista Avenue.
- The white zone in front of the church will be extended along the 412 Monte Vista side-walk for ease of drop-off and pick-up. About 20 spaces are available in the North lot, 6 in 412 Monte Vista, and another 6 are reserved for the school in the lot contiguous to the church.
- The choir bus will continue to be parked in its Alameda garage as at present. It is used to transport boys to and from off-site events. It will not be parked at 412 Monte Vista or on the north lot.

Day school hours of use

- Drop-off 7:45-8:15 a.m.; about 15-20 cars (fewer than the number of boys due to carpooling); almost all cars drop boys off and drive out immediately.
- Pick-up 3:20-3:45 p.m. mostly but a few boys are picked up later; about 15-20 cars, about half of which park.
- North lot will be closed off to cars during school hours of 8:15-3:20 to allow safe play.
- There are in total typically 6 teachers and staff at school full time; not all bring cars to work, and those who do will park on the 412 Monte Vista property. Daytime visitors will park in the south lot as per the lease with Plymouth Church.
- About 3 or 4 times a year the school will hold Open House or other functions in the evening, approximately 6 p.m. to 9 p.m.; the north lot will be used for parking on these occasions.

After-school choir hours of use

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- Rehearsal times are staggered so that only one choir arrives or departs at one time; there are about 15-20 cars per choir.
- 3 choirs rehearse on Mondays and Wednesdays; one on Thursday.
- Earliest arrival is at 3:45 p.m. on Wednesday. Departures are 1 to 2 hours after arrival, depending on length of rehearsal. Latest departure is 9:30 p.m. on Monday when the high-school choir leaves.

Summer day camp hours of use

- About 20 cars.
- Drop-off 8:45-9 a.m., pick-up 4-4:30 p.m.

RECREATION

- No more than 35 boys in the lot at one time.
- Supervised by one or more adults; boys are required to control their voices to preserve them for singing.
- No play in the lot during drop-off and pick-up hours (for example right before school or right after) for safety reasons.

Day school hours of use

- Between 9:45 a.m. (third period) and 3:20 p.m.
- Currently one 15-minute morning recess; one 25-30 minute lunch recess (an additional 20 minutes of the lunch period is spent eating, away from the lot); one or two 45-50 minute PE periods.

After-school choir hours of use

- Monday and Wednesday
 - 15 minute break, one choir at a time. Boys will be in the lot for a total of no more than 45 minutes from 4:30-6:30
- No play in the lot after dark.

Summer day camp hours of use

- One 15-minute morning recess during the 10-11 hour.
- Occasionally one short (less than 30 minute) lunch; lunch is often taken off-site where the afternoons are spent.

5-YEAR PROJECTION

- **Day school:** Approximately 50 boys. Expected playtime increase from one to two 15 minute morning recess periods, and from 25-30 minutes to 60 minutes at lunch (due to two overlapping lunch periods – one group eats while the other plays in the lot); one or two additional PE periods per week.
- **After-school choirs:** Approximately 150 boys, resulting in a larger number of choirs with each choir still consisting of 20-30 boys. Same arrangements for play but over 4 days a week to include choirs which will rehearse on Tuesdays and Thursdays.
- **Summer day camp:** Two 5-day programs instead of one, with approximately 25 boys each; same arrangements for play.
- Day school drop-off and pick-up **traffic** will increase but will still flow smoothly as the space which is over-abundant now will still be sufficient with 25-30 cars involved. After-school and summer

day camp traffic will remain comparable in number of cars per day
but the number of days will increase.

TO THE PLANNING COMMISSION,

My wife and I are asking that you give every consideration to the Boy Choir request for use of the parking lot at Plymouth Church whether as a playground or for parking.

We strongly favor their occupancy over any other and would be delighted to have them as neighbors. We held a neighborhood get-together in our home, invited everyone on Olive Ave, and neighbors were presented with the Boy Choir program and plans. After the Q + A period, there was resounding support for the Boy Choir and as a group, we welcome them into our neighborhood.

Thank you,
Tom Straus
15 OLIVE AVE
652-1389

Olive Street Neighborhood Letter of Support

To: Piedmont Planning Commission
From: Piedmont neighbors of 412 Monte Vista, Oakland
Date: January 3, 2009

We are writing in support of the Pacific Boychoir Academy's (PBA) application for an amended conditional use permit to use the North parking lot of the Plymouth Congregational School for school parking and play, as described in their written proposal of use. Specifically:

- We have read the PBA's document "Proposed North Lot Use" dated January 2, 2009, and we find the details of the proposed use for parking and play given in that document to be acceptable to us.
- Based on a neighborhood meeting with representatives of PBA on December 22, 2008, to discuss the proposed use, and answer questions and address our concerns, we believe that as a neighbor, PBA will be co-operative and responsive to our needs.
- We welcome PBA's plans to restore the mansion at 412 Monte Vista. This beautiful building has long been neglected, and we look forward to seeing it transformed into a source of pride for the neighborhood. We especially appreciate the fact that PBA's presence disallows any further developments on the lot at 412 Monte Vista, thus preserving our sunlight, our quality of life, and our property values.

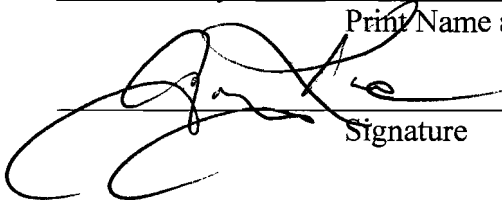
We the undersigned affirm our support of the PBA's amended conditional use permit application to the City of Piedmont Planning Commission.

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GARY KANE 7 OLIVE AVE

Print Name and Address on Olive Street



Signature Date 1/7/2009

Helen Bennett 36 Olive Ave

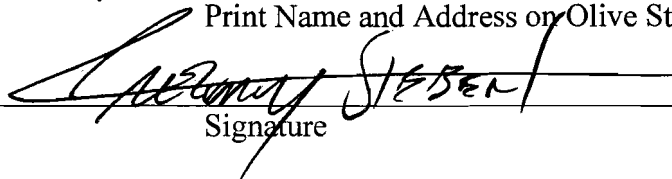
Print Name and Address on Olive Street



Signature Date 1/8/09

GREG SIEBEN 28 OLIVE AVE

Print Name and Address on Olive Street



Signature Date 1/8/09

Olive Street Neighborhood Letter of Support

TOM + CYNTHA LONG 30 OLIVE
Print Name and Address on Olive Street

Cynthia Long Signature 1/8/2009 Date

Charles Chun & Julia Fennell 48 Olive
Print Name and Address on Olive Street

Charles Chun / Julia Fennell Signature 8 Jan 2009 Date

Print Name and Address on Olive Street

Signature Date

Print Name and Address on Olive Street

Signature Date

Print Name and Address on Olive Street

Signature Date

Print Name and Address on Olive Street

Signature Date

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THOMAS AND PATRICIA STRAUS 15 OLIVE AVE

Print Name and Address on Olive Street

Thomas Straus

Signature

1/7/09

Date

Jenifer Cook 11 Olive Ave

Print Name and Address on Olive Street

Jenifer Cook

Signature

1/7/09

Date

Jo Ann Sherwood 2 Olive Ave

Print Name and Address on Olive Street

Jo Ann Sherwood

Signature

1/7/09

Date

Olive Street Neighborhood Letter of Support

Carrie Graham Lee 46 Olive Avenue
Piedmont, CA 94609

Print Name and Address on Olive Street

[Handwritten Signature]

1/7/09

Signature

Date

Robert M. DeVe 50 Olive Ave
Piedmont

Print Name and Address on Olive Street

[Handwritten Signature]

1/7/09

Signature

Date

Tom Dickinson 52 Olive Ave

Print Name and Address on Olive Street

[Handwritten Signature]

1-7-09

Signature

Date

PEGGY WOOD 33 OLIVE AVE

Print Name and Address on Olive Street

[Handwritten Signature]

1/8/09

Signature

Date

PATRICE WAKELEY 29 OLIVE AVE.

Print Name and Address on Olive Street

[Handwritten Signature]

1/7/09

Signature

Date

Pannipa Sieben 44 olive AVE

Print Name and Address on Olive Street

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1/7/09

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Date

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PUBLIC WORKS
CITY OF PIEDMONT

January 7, 2009

Dear City of Piedmont Officials:

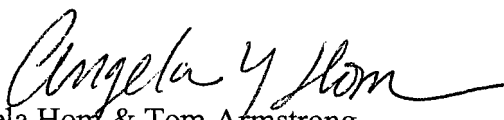
As Piedmont families who have boys in the Pacific Boychoir Academy (PBA) after-school program, we would like to voice our strongest possible support for the PBA's conditional use of the parking lot in Piedmont behind 412 Monte Vista, Oakland.

Piedmont is a community that attracts amazing families and embraces multicultural and artistic establishments. The PBA after school program, offered to boys K-12th grade, and the smaller PBA middle school, offered 4th-8th grade, provides exactly the kind of world class experiences that we all hope for our children. The choir performs locally in various venues, notably with the San Francisco Symphony and Opera, and travels abroad on international tours. Professional reviewers consider PBA to be in the same rank as the Vienna Boys Choir and the American Boys Choir.

Speaking personally, our boys' participation in the PBA after-school program has been a transformative experience. They have learned the value of teamwork in a non-competitive environment, their self-confidence and maturity has increased, and they have discovered that they can achieve extraordinary things – on a world stage - if they work hard. They have become outstanding musicians in the process, some of the best singers in the world for their age.

We understand that the feasibility of the PBA to purchase the property at 412 Monte Vista, in Oakland, is dependent on its ability to lease shared time of the parking lot, in Piedmont, owned by the Plymouth church. We wholeheartedly support this endeavor and hope that Piedmont officials agree to PBA's request for parking lot use/conditional use permit.


Sincerely,



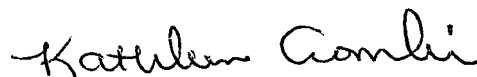
Angela Hom & Tom Armstrong
6 Jerome Avenue



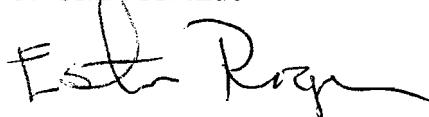
Deidre & Michael Coen
107 Pacific Avenue



Lan Malicdem & Michael Hochster
1607 Grand Avenue



Kathleen Crombie & Burt Presberg
1665 Grand Avenue



Esther Rogers & Robert DeBare
33 Monticello Avenue



Helga & Jonah Levy
1211 Oakland Avenue

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CITY OF PIEDMONT

ASSOCIATION AGREEMENT

This Association Agreement is made this 29th Day of December, 2008, by and between Pacific Boychoir Academy (hereinafter "PBA"), and Plymouth United Church of Christ (hereinafter "PUCC"). The implementation of this agreement is dependent on the PBA acquiring, renovating, and using as its headquarters the building located at 412 Monte Vista Avenue in Oakland, California.

PBA operates a private choir-based middle school (grades four through eight) and after school choral program (grades one through twelve) dedicated to providing unmatched musical, educational, and personal development for Bay Area boys. Beginning in September 2009, PBA expects to be headquartered adjacent to PUCC, a diverse community church dedicated to promoting justice and compassion, with a strong emphasis on and tradition of utilizing music as a medium of expression and communication. PBA and PUCC mutually desire to enter into a formal Association to provide music programs for the enrichment of the PUCC community and of the surrounding Piedmont and Oakland neighborhoods that the PUCC serves.

In furtherance of the parties' mutual desire to create a formal Association between PBA and PUCC, the parties agree as follows:

1. Artists in Residence. PBA will become Artists in Residence for PUCC, and will be noted as such on PUCC's website. PBA will likewise note on its website that its choirs are Artists in Residence for PUCC. PBA will provide to PUCC a minimum of two pieces of choral music for use by PUCC solely as online content for its website.
2. Performance Commitments. During PBA's regular school year, PBA's choirs, ensembles and/or soloists will provide a minimum of six musical programs and/or appearances for PUCC at no charge, including but not limited to appearances during PUCC's regular church services, and for church ministry programs of the PUCC such as its Satellite Senior Homes. These programs/appearances will be scheduled for dates and times mutually agreed upon by PBA and PUCC. The content of such programs/appearances will be determined by PBA in its sole discretion, taking into account input from PUCC.
3. Advertisement of Programs. Both PBA and PUCC will advertise PBA's musical programs for PUCC in their regular bulletins and/or on their respective websites.
4. Rehearsal Space. PUCC will permit PBA to utilize PUCC's sanctuary at no charge for rehearsing. This use will be limited to dates and times during which the PUCC sanctuary is not in use by PUCC.

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- 5. Name, Likeness and Recording. Neither party shall use the name or likeness of the other party except as provided in this Agreement, or as expressly otherwise agreed to in a writing signed by both parties. PUCC shall not record any musical programs provided by PBA without the prior express written consent of PBA, and all recordings of PBA musical programs under this Association Agreement shall be the sole and exclusive property of PBA.
- 6. Term of Association Agreement. The performances envisioned in this agreement will begin September 1, 2009 and shall remain in effect for one year, until August 31, 2010. This agreement shall automatically renew on an annual basis for additional one-year terms, unless otherwise terminated by either party. Either party may terminate this agreement for any reason upon thirty (30) days' written notice.
- 7. Entire Agreement. This Association Agreement constitutes the entire agreement between the parties with respect to the Association between PBA and PUCC for the performance of musical programs. Any amendments to this Agreement must be made in writing and executed by both parties hereto.

In witness whereof, the parties hereto have executed this Association Agreement as of the day and year set forth above.

Pacific Boychoir Academy

By: E. Neber
Its: Eric Neber 12/29/08

Plymouth United Church of Christ

By: Michelle Barr 12/29/08
Its: Michelle Barr

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CITY OF PIEDMONT

January 8, 2009

To Whom It May Concern:

As Pastor of Montclair Presbyterian Church, I have known the Pacific Boychoir and their director Kevin Fox since their program's inception ten years ago. As a fledgling choir they were in residence at our church, offering an after-school program for the boys of the community. It was a mutually beneficial relationship: we offered them a home for their music program, and in return their choirs would perform in our Sunday worship services several times a year.

Montclair Presbyterian Church has a long tradition of providing space for programs that enhance our life as a community in the Oakland Hills, and especially for the children of the community. The Smiles and Applegarden preschools are housed in our buildings, and we were proud to help the Pacific Boychoir to offer excellent musical education to the community in its early years.

Our relationship with the Pacific Boychoir has continued even as they quickly outgrew our facility and moved on to larger venues, and I am very pleased at the prospect of PBA's return to our neighborhood. They have grown into a unique and acclaimed educational and artistic program for the boys of the East Bay, and will be a valued addition to our Oakland Hills community.

Sincerely,

Rev. Karen Stokes
Pastor
Montclair Presbyterian Church
5701 Thornhill Drive
Oakland, CA 94611

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From: ron@firstchurchoakland.org
To: Kevin Fox <kevinf@pacificboychoiracademy.org>
Sent: Sun, 4 Jan 2009 7:53 pm
Subject: reference?

The Pacific Boychoir had its home at First Presbyterian Church Oakland, CA. Their concerts and participation in the church and community was invaluable. Some of our own children attended the Choir and Academy. We were lucky and gifted to have a world class boychoir on our grounds because it involved many boys of all races and religions while making the most heavenly music. Indeed such a group as PBA is not just an asset to the community, it is a necessity.

Ron McKean

Music Director First Presbyterian Church, Oakland, CA

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CITY OF PIEDMONT

James H. Gilman
Director of Music Ministries
St. Augustine Catholic Church
400 Alcatraz Ave.
Oakland, CA 94609

January 8, 2009

To Whom It May Concern:

I am writing on behalf of the Pacific Boychoir Academy regarding their participation in our liturgical life during the past four years. I have found their participation to be a great gift to our parish life in several ways. Let me enumerate them.

In 2006, St. Augustine has hosted a Mass of Remembrance for those who have died through violence on the streets of Oakland. The featured work was the Fauré Requiem. The Boychoir was featured in this liturgy, with one of the boys singing the Pie Jesu solo as well.

During Holy Week of 2007, the PBA participated in our Good Friday Stations of the Cross by performing the entire Pergolesi Stabat Mater with string orchestra. Many of those attending commented that it was the most moving Stations of the Cross they had ever participated in.

For large feasts and special masses, the PBA has joined with my adult choir an added their special gifts to these occasions. I always have them sing a motet by themselves and the deep spirituality of their work, in addition to their consummate musicianship adds a dimension of prayer that is awesome in the truest sense of that expression.

Perhaps most importantly, I see the life lessons and character building that takes place with the boys as they participate in the PBA school and programs. Their participation in great religious music, both at liturgies and in the concert hall expose these boys to one of the Church's greatest evangelization tools – its heritage of great music. The music cannot help but to evangelize the boys, and they in turn through their music, even though they may not know it, bring those of us who hear them sing sacred music closer to God.

Sincerely,

James H. Gilman

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**PUBLIC WORKS
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Statement from the Plymouth United Church of Christ

“The church warmly welcomes the Pacific Boychoir Academy into our immediate neighborhood. It is perfectly in line with our mission, which is to nurture children, to promote the arts and to be of service to our community. We are so thrilled to have the school next to us and look forward to having choir performances in the church and to future collaboration around music, cultural events and outreach in the community. The partnership with the PBA is an answer to our prayers.”

Rev. Lois Mueller, Pastor
Michelle Burr, Moderator
Christopher Lundin, Auditor

Rev. Lois Mueller

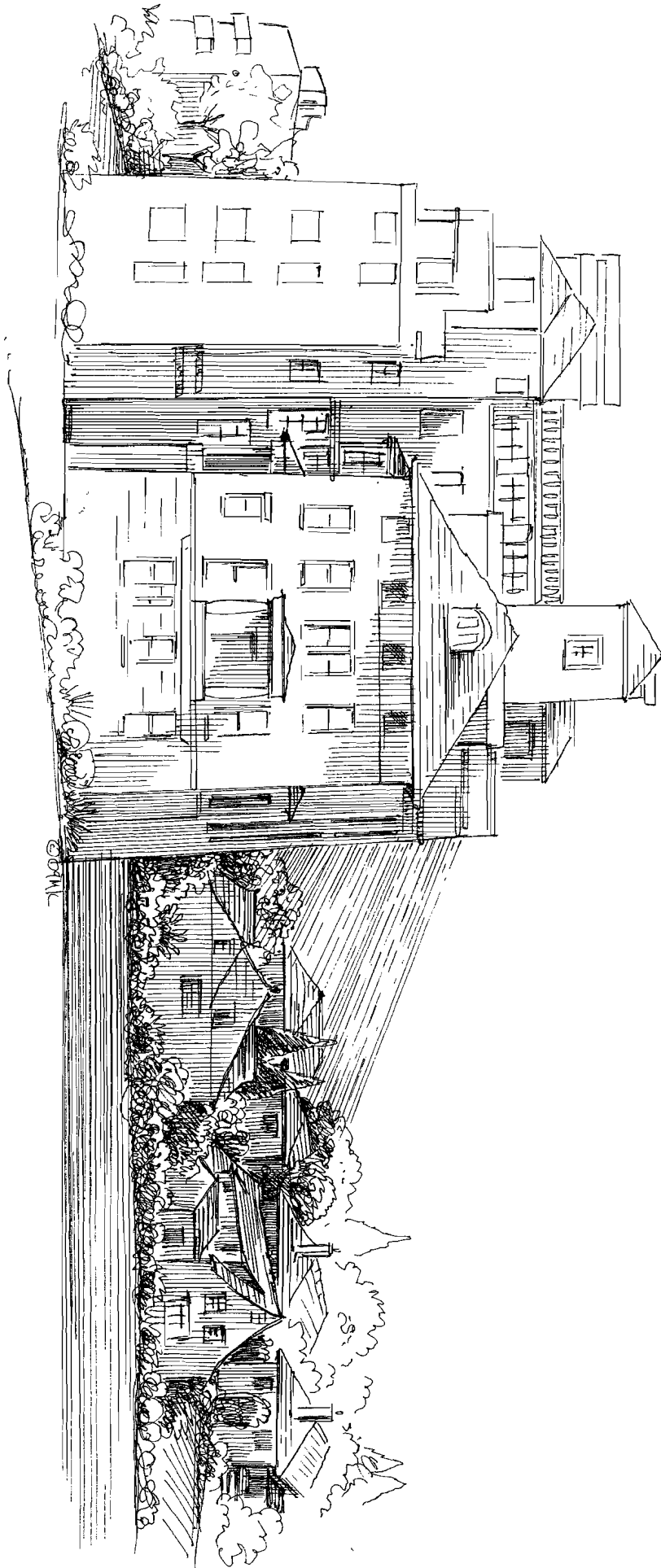
Michelle Burr, moderator

Christopher Lundin, AUDITOR

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CITY OF PIEDMONT



APPENDIX # 7

Wednesday, November 26, 2008

PIEDMONT POST

21



Photo by Gareth Hendrixson

Members of Chapel College, part of Pacific Boychoir, will perform at an Evensong service at St. Paul's Episcopal Church in Oakland at 4 p.m. on Sunday, December 7.

Dec. 7 Evensong with Chapel College at St. Paul's

Chapel College, a new men- and-boys choral ensemble, will perform Heinrich Schuetz's Evensong service at St. Paul's Episcopal Church in Oakland at 4 p.m. on Sunday, December 7. The choir is directed by Christopher Kula. The choir and boys choral ensemble, will perform Heinrich Schuetz's Evensong service at St. Paul's Episcopal Church in Oakland at 4 p.m. on Sunday, December 7.

Devil ————— Christmas Revels at Scottish Rite Theater Dec. 12-21

Continued from page 16

the gift he gets from a woman he's taken up with. She's married, but he feels tenderness toward her. And he puts up with Richard; he understands kindness and duty.

Enter Mr. Lockhart, well-dressed, watchful, thinly smiling. Lockhart seems only to want a spot of booze and a card game, but his geniality has a sinister edge, and when he and Sharky are alone, he reminds Sharky of a favor he did him, for which he must pay with his soul by losing the upcoming card game. Lockhart will drag him into "a hole," he assures, baring his fine, white teeth, a very nasty hole.

Does Sharky escape his fate? Miracles have been known to happen, but he's in a tight spot, and you'll have to visit Marin Theatre to learn the outcome. You'd do well to do so, because *The Seafarer* devolves into raucous, suspenseful farce, if not a tragedy with

The 23rd annual theatrical celebration of the Winter solstice, featuring Geoff Hoyle and a brand new staging of *The King and the Fool* directed by David Parr, will unfold in ten performances December 12-14 and 19-21. All performances will come to life at the Scottish Rite Theater near Lake Merritt in Oakland.

The Christmas Revels have, for two decades, pioneered an exceptional form of musical theatre that holds something special at holiday time for the whole family and for the community.

Revels is an incomparable holiday show that pays honor to the longest night of the year, the Winter solstice, by blending rituals, songs and dances that originate from diverse ancient cultures. The result is a celebratory theatrical production that fully engages the

King is entertained by his court, his troubadour, and by his court jester, played by the inimitable Hoyle. Then, as the festivities progress and the solstice approaches, the spirit of darkness appears in the guise of the Black Knight and challenges the King to combat. The show's action depicts the demise and eventual return of the King, who "like winter... must die, then come to life again like spring.

Consistent with the season, *The King and the Fool* is particularly rich in visual themes. In this production, audiences will experience light vs. dark, the turning of the seasons, as well as some Arthurian legends.

Friday performances start at 7:30 p.m. Saturday and Sunday performances start at 1:00 p.m. and 5:00 p.m.: All performances will be held at the Scottish Rite



Photo by Gareth Hendrixson

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Continued from page 16

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Once Upon a Time at Fairyland
By C.J. Hirschfeld

Fairyland thanks residents of Piedmont

Once a year, my wonderful editor prodded me to make a shameless pitch for our humble nonprofit storybook park. So here it is!

To the fine people of Piedmont:

Thanks to generous supporters like you, Children's Fairyland has completed a truly magical year - a year of high hopes realized and promises fulfilled.

Yet it's also been one of the most challenging years in our 58-year history.

I'm sure you know about the challenges. Our local, regional, and national economies have been buffeted by hurricane-force winds. Everyone's cutting back - a little or a lot.

But when I stroll around Children's Fairyland I see a hundred reasons it's more important than ever not to cut back.

For over a half century Fairyland has provided a safe, enchanting, affordable place for young children to create, imagine, play, and learn. It's still a place where a city kid can pet a live animal, maybe for the first time. It's the place you can take your toddler to explore a storybook set that's not too big, not too small, but just right. And as everyone knows, it's the place where puppets and performers delight young audiences with original live entertainment.

In just the last six months, with the help of bond funds from

Oakland's Measure DD, we've unveiled two exciting new additions to the park:

• **Aesop's Playhouse**, our beautiful new theater, is the first structural upgrade to Fairyland's famed children's-theater program in more than 50 years. Not only is it home to Fairyland's own troupe of child performers, but it also hosts productions from community performing-arts groups.

• **Fairy Music Farm**, which opened in the summer, is a 118-foot-long brightly lighted tunnel whose walls are lined with unique instruments that children can play as they pass by. The Music Farm is the first new attraction to open at Fairyland in four years.

Other parks and family attractions charge dearly for their version of fun. But at Fairyland we've managed to keep our admission fee an astonishingly low \$7 for and entire day. And through our foundation-funded program for low-income Alameda County families, over 4,400 kids and their parents and caregivers have been able to enjoy our park completely free of charge every year.

New family memberships

Over the years, we've been asked many times to offer annual passes, as many other parks and zoos do, and this year we were at last able to do so. Our new Family Membership program has

been a great success for good reason: it's a great deal! For as little as \$75 a year, a family of five can enjoy unlimited admission to the park, along with many other benefits. It's a fantastic bargain that allows members to

visit as often as they like. Many families are now choosing to visit once a week.

At the same time, the increase in patronage has meant additional maintenance and staffing costs. It's a problem we're glad to be facing, and we're doing our best to address it by managing expenses and seeking new revenue sources, including special-events rentals. We remain grateful for the support of the City of Oakland, the Lake Merritt Breakfast Club, local foundations, and school work groups.

Here's where you come in. Contributions from members of the community have never been more important to us. We're asking you to give as generously as you can to keep Children's Fairyland alive and thriving.

We have ambitious plans for 2009. We have submitted a grant request to present an Oakland children's performing arts series. We're also seeking funds to expand our low-income family outreach program and to increase the number of summer camp scholarships we can provide for needy children.

Please give what you can to support Children's Fairyland. Your gift helps us to give East Bay kids a safe and happy place to learn and have fun. And please spread the word to your friends and family members. Every gift, no matter how small, is welcome.

Thanks, Piedmonters, for always being there for us! Checks can be sent to: Children's Fairyland, 699 Bellevue Avenue, Oakland, 94610.

C.J. Hirschfeld is Executive Director of Children's Fairyland, which is located next to Lake Merritt at 699 Bellevue Avenue, Oakland. For more information call 452-2259 or e-mail cj@fairyland.org.



Photo by Angela Hom

Piedmont Middle School students Zachary Presberg (left) and Carson Armstrong with Pacific Boychoir friend Tee Lew after performing in Mahler's Eighth Symphony at Davies Symphony Hall.

S.F. Symphony's brilliant finale to Mahler series
Pacific Boychoir hoping for second Grammy

By Dave Anthony

November 23 was an historic day for conductor Michael Tilson Thomas and the San Francisco Symphony. Their afternoon performance of the soaring and celestial *Eighth Symphony* by Gustav Mahler marked the last recording session of the orchestra's huge Mahler Project, a multi-year effort to record all of the composer's symphonies and song cycles.

Both audience and performers seemed to sense the weight of the moment. A reverential hush lay over the sell-out crowd in Davies Symphony Hall, as the 385 performers in this massive, difficult choral symphony seemed inspired to produce their best efforts for the dozens of microphones dangling above the stage.

The Eighth Symphony is the canvas on which Mahler spread his mature ideas about spirituality and the redemptive power of love. Made up of two parts, it combines medieval Latin hymn with the final ascendant scene from Goethe's *Faust*. In it, Gretchen, the woman Faust has brought to ruin, is redeemed and by turn redeems Faust through the transcendent power of love, which Goethe perceived as an eternal female principle.

The orchestra's previous Mahler efforts, which has received rave reviews throughout the Bay Area press, was beautifully

balanced between the instrumental and the vocal. Brasses trumpeted from onstage and, Gabriel-like, from the balcony. But they never overwhelmed the rest of the orchestra or the singers, who evoked Mahler's paramour theme of salvation through love in lyrical, haunting and angelic tones rendered in both Latin and German.

As the last note sounded, members of the audience jumped to their feet in an ecstatic ovation that subsided only after Tilson Thomas re-appeared for the fifth time from behind stage to accept the audience's accolades.

The San Francisco Symphony's production of this majestic work included two orchestras of more than 100 instrumentalists, along with three choruses of 250 singers. The San Francisco Symphony Chorus was joined by Jane McMane's San Francisco Girls Chorus and Oakland's Pacific Boychoir, led by its founding director, Kevin Fox.

This is the second time the Pacific Boychoir has been part of the Mahler cycle. In 2003 they performed with the SF Symphony in Mahler's *Third Symphony*. It earned both the symphony and the boys' choir a Grammy.

Fox, whose choir contains a number of boys from Piedmont, said the opportunity to participate in Mahler's *Eighth Symphony* was a great honor for the entire choir.

Eleven-year-old Carson Armstrong of Piedmont said he felt the energy.

"All the music seemed to blend together like it was meant for each other," he said. "You could get the feel for it and it just flowed out."

Practicing with all the musicians "made it even more magnificent," Armstrong said.

But his favorite part was watching Tilson Thomas conduct the vast assemblage of musicians.

"I think MTT [Thomas] did a really good job," Armstrong said. "He sort of acted how he wanted it to sound. During the quiet parts, he sort of crouched down, then during the loud parts he made long fluid gestures, sort of throwing his arms about widely, but not wildly."

Thomas' long arms expertly gave shape to the disparate elements of Mahler's grand vision. As the final piece in the Mahler series, the recorded version of this concert deserves the broadest possible listenership.

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Piedmont Boy Scout Council

Life on the road for Pacific Boychoir vocalists

Choristers perform in Vatican in memorable concert

By Ann Davis

It's early morning in late July on the *Viale Vaticano*, but the sun has already swallowed the entire city of Rome in a searing glow. Buses groan with the uphill weight of their cargo and pedestrians bend under the intense heat, as if it were one more Christian burden to bear. Only the Vespa drivers seem wing-footed and unaffected, flitting their insect-like mopeds through invisible traffic openings in a mad dance with fate.

Amidst the long line of tourists that stretches down the road waiting to visit the Vatican, Joshua Jacobs stands with 41 other identically-dressed boys, trying unsuccessfully to battle the day's heat. At 7:45 a.m., it seems too early for a teenager to be battling anything more than a troublesome dream. But then most American teens don't belong to a professional choir that sings its way through summer vacations.

Josh, a junior at Piedmont High School, is touring Italy this month with Oakland's Pacific Boychoir. A member of the choir since 7th grade, he became a member last year of the Continuum, its most elite touring group, made up of older boys whose voices have dropped from the bell-like soprano and alto tones of their earlier years.

The Pacific Boychoir, which goes on tour each summer, has visited many countries in its young life, from Germany, France and Denmark to Brazil, Australia, New Zealand, the Czech Republic and now, for a second time, Italy. They've been in Rome exploring the Coliseum, the Forum and the Pantheon. Today is their first view of the Vatican, the Sistine Chapel and St. Peter's Basilica, where they will perform later in the week.

The choir sings wherever they are called — in churches, cathedrals, community halls. On this tour, they've sung near Venice and on Lake Garda, in 14th-century frescoed churches and a medieval castle built by Verona's della Scala family.



The 42-member touring group of Pacific Boychoir performs a concert in St. Peter's Basilica in the Vatican on July 22.

They also break into song in less predictable venues: for a wedding party in a small chapel they happened upon; for an enthusiastic guide down the Roman Catacombs (she'd heard they could sing well), and for the surprised owners of a gelateria in Malcesine where they had their first taste of Italian ice cream.

Life on tour

This is Josh's second time in Italy. He said that being here again at 16 is a far different experience. As he and his friends drank from their ever-present water bottles, they remembered their early touring days. Josh said he constantly forgot things on his first Italy trip, and at one point left his concert shoes behind at a hotel. A staff member ran out and bought him another pair before their next gig.

"This time, I haven't lost anything yet," he joked.

"For the younger kids, it's hard being on tour," said Matt Bridges, a tall 16-year-old with a big smile. "I was in their shoes a couple years ago — I was really tired and the older guys would always be telling me what to do."

Josh said he loves the music they get to sing as older choir members.

"Continuum music is awesome," he said, still standing in the same spot for the past hour, while Vespas whizzed by and hawkers tried to get past the watchful eyes of the choir staff to sell a few trinkets to the first-timers on tour. "The quality of the music just doesn't compare to anything else."

But do they get laughed at in high school for singing instead of, say, throwing a football?

"My friends think traveling the world is cool, but some think being in a choir is kind of weird," Matt said.

"But the girls in my class think it's neat," countered 15-year-old Andres Velez. "They say, 'Oh, you sing — gee, that's so nice,'" he said in a convincing falsetto.

So many cool things happen on tour, they insist. Like the time they ended up in the crypts of Notre Dame Cathedral in Paris waiting to sing. Or when their flight back from Australia was rerouted and they ended up spending three days on the beaches of Fiji and Hawaii.

Then there are the audiences. They've received standing ovations at every concert so far this summer. But last year's Brazil tour was even better.

"People there asked for our autographs," said Mack Kary, a tall 15-year-old with spiky blonde hair. "It was great."

Yet with age comes responsibility, and Pacific Boychoir expects older boys to act as role models for the younger ones. It's a source of pride, but occasional irritation as well.

"Each day we're told, 'Make sure you don't do anything wrong — the younger guys are watching you,'" Mack said.

But all in all, they are proud to be among the more senior members, and want to help the choir maintain its good image while performing and on tour.

"It shouldn't be that the younger kids are rowdy and the older kids are good," Josh emphasized. "We want to make sure the whole choir is well-behaved, sings well and is polite."

Showtime

The clock has finally advanced to opening time. Though it's still early for a teenager, Josh and his

friends are excited about seeing St. Peter's Basilica, the Sistine Chapel and the vast collection of ancient treasures housed in the Vatican.

"I've gone on trips with my parents, but I would usually sleep in too late, and never end up going to see things because I didn't have to," Josh admitted. "With the choir you don't have that choice and I've ended up seeing lots of stuff I wouldn't have gotten to with my parents."

"When you're with other kids, you feed off their energy," he confirmed. "It helps you get up in the morning."

Apparently he's right. As soon as the Vatican Museum opens its gates, all 42 members of the Pacific Boychoir grab their packs and water bottles, and follow the staff to discover another piece of ancient Rome. Five days later, they will sing their hearts out in the holiest of shrines, St. Peter's Basilica in the Vatican.

Ann Davis is the Piedmont Post's Education reporter who is currently touring with the Pacific Boychoir Academy in Italy. She returns with full Piedmont school coverage on August 15.

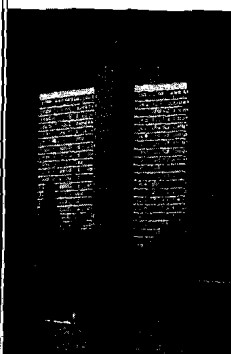
Party with the stars at Chabot this Friday

Chabot Space & Science Center's monthly evening extravaganza — the Lunar Lounge — returns with a bang this Friday night, July 27. The 8 p.m. to 11 p.m. affair will showcase the offbeat sounds of Sheppard's Krook, a trio known for their acoustic rock, jazz and pop, but party-goers will get the chance to do much more than dance. Flights of fancy onboard a simulated spacecraft let guests plot a course to a comet, and visitors can also take in

the mind-blowing SonicVision show at the center's superb planetarium. Wine, microbrews and pizza add to the upbeat fun. Admission is \$15 (\$10 for students and \$8 for members), and includes the planetarium show. The simulated space flight is an additional \$8.

The Chabot Space & Science Center is located at 1000 Skyline Boulevard in Oakland. Call 336-7373 or visit www.chabotspace.org for additional info.

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Fairyland

Continued from page 20

DD Danny Wan, and renowned ballet choreographer Ronn Guidi, the artistic director of the Oakland Ballet Academy.

Serving as event organizer was C.J. Hirschfield, Children's Fairyland's Executive Director. Representing Fairyland — past, present and future — was former Board President Karl Osterloh, who has dedicated time and energy to Fairyland for more than three decades. He will help oversee the playhouse project.

Also on hand were a number of Fairyland's personalities — child performers who put on an enjoyable performance as well as taking part in the actual groundbreaking.

Once completed, the new theater will be able to host a broad range of children's performing arts groups from throughout the Bay Area, with performances for audiences throughout the year.

Children's Fairyland is a non-profit attraction located on the shores of Lake Merritt at 699 Bel-

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Investment Representative
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Piedmont, CA 94611
(510) 547-4589

Edward Jones

January 22, 2009

APPENDIX 9: PLYMOUTH CHURCH CURRENT USE OF SUBJECT PROPERTY AND ADJACENT LOT

There are a total of 28 parking spaces in the north lot, south lot, and driveway (see Site Plan). Of these, approximately 20 are in the north lot.

The Pastor works on Tuesday, Wednesday and Thursday every week, using one parking space. She has pastoral counseling meetings, Minister-in-training sessions, planning meetings with church members, each of which brings in another car or two. These meetings happen almost every week during Pastor's hours, but not on a regular schedule. They last from 2 to 3 hours.

The office manager's workdays are Tuesdays and Thursdays from 9:15 A.M. to 2:15 P.M., and Fridays from 9 A.M. to 2 P.M. He uses one parking space.

The Scripture Study group comes in at 1 P.M. to 2 P.M. every Wednesday, bringing four to six cars.

On days when there is a Memorial Service or a wedding, the parking lot is full for the duration of the event, usually 2 to 3 hours.

On Sundays from 10:00 A.M. the parking lot fills up, all 28 places, until approximately 1:30 P.M. at which time most of the spaces are vacated, except for three or four which are the Korean congregation. They stay in those parking spots until 4 P.M. every Sunday.

Church Council meetings are held on the second Tuesday of each month, from 7 P.M. until 9 P.M., this bringing in 15 to 18 cars.

During Advent and Easter there are 3 to 5 cars due to preparations of the church for the holiday. This usually occurs in the afternoon on the Saturday two weeks prior to Christmas and Easter for two or three hours each time.

The gardener comes once every two weeks, using one space, and a custodian who comes in MWF for two hours, using one space.

There is a New Year's Eve event which fills the lot Dec. 31st from 9 P.M. to 1 A.M. on Jan. 1, every year. Also there are two or three concerts or theater productions per year, which fill the parking lot during the evening weekend hours from approximately 6:30 to 10:30 P.M.

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**SUMMARY OF RESPONSES
FOR**

**APPLICANT: Reverend Lois Mueller on behalf of the
Plymouth United Church of Christ and Eric
Nelson on behalf of the Pacific Boychoir
Academy**

ADDRESS OF PROPERTY: 424 Monte Vista Avenue

MEETING DATE: February 9, 2009; February 17, 2009

APPLICATION #: 09-0006



Planning Application Comment Form

On Monday, **February 9, 2009**, the Piedmont Planning Commission will consider the application of Reverend Lois Mueller on behalf of the Plymouth United Church of Christ and Eric Nelson on behalf of the Pacific Boychoir Academy for Conditional Use Permit at **424 Monte Vista Avenue**. In evaluating the application, the Commission will consider the proposed use and effect on neighboring properties. Your comments regarding the proposed application and its effect on your property are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. **Thursday, February 5, 2009**. If you wish, you may also attend the both the Planning Commission and City Council public hearings on the application and express any opinions you so desire. Comments submitted to the Planning Commission will be forwarded to the City Council.

Name (please print) Carrie Graham Lee

Address 46 Olive Avenue

Telephone Number 654-9647

Did you review the plans or discuss the project with the applicant? Yes No

I/We support the application for design review: Yes No

Comments:

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Signature  Date 2/5/09

Kate Black

From: Kate Black [kblack@ci.piedmont.ca.us]
Sent: Monday, February 09, 2009 8:33 AM
To: 'Esther Rogers'
Subject: RE: Pacific Boychoir Academy City Planning Application
Attachments: 424 Monte Vista Ave - CUP PC Report #09-0006.doc

Dear Ms. Rogers,

Thank you for your interest. The staff report is attached.

Sincerely,

Kate Black

From: Esther Rogers [mailto:debarerob@yahoo.com]
Sent: Saturday, February 07, 2009 9:26 PM
To: kblack@ci.piedmont.ca.us; kblack@ci.piedmont.ca.us
Subject: Pacific Boychoir Academy City Planning Application

Ms. Black: Could I view a copy of the staff report on the application that will be discussed on Monday? I looked on the website, but I didn't see it. Thank you. Esther Rogers, 33 Monticello Ave.

2/9/2009

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Planning Application Comment Form

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Name (please print) PATRICIA MARKOVICH

Address 132 Olive Ave

Telephone Number 655-5076

Did you review the plans or discuss the project with the applicant? Yes No

I/We support the application for design review: Yes No

Comments:

Plymouth Church for 30 years AS BEEN A
BAD Neighbor to Piedmont. THE LIST IS too Long.
Whatever the plans say, trust me,
they will manipulate it into behavior/project
that will totally screw over Piedmont
residents/homeowners/public services
in the future. Do NOT BELIEVE WHAT
THEY TELL YOU! You cannot monitor
everything Day to Day AD
in finitum.

Signature Markovich Date 1/30/09

Planning Application Comment Form

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Name (please print) GERALDINE MAYER

Address 50 LAKE AVE

Telephone Number _____

Did you review the plans or discuss the project with the applicant? Yes _____ No

I/We support the application for design review: Yes _____ No

Comments: WE DO NOT NEED ANY CONGESTION IN OUR NEIGHBORHOODS - ALWAYS SEEM TO BE THE LOW LYING AREAS - TO DO THESE THINGS - DO IT IN THE UPPER HILLS

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Signature _____ Date _____

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Name (please print) THOMAS - CYNTHIA LONG

Address 30 OLIVE

Telephone Number 510 6545299

Did you review the plans or discuss the project with the applicant? Yes X No _____

I/We support the application for design review: Yes X No _____

Comments:

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Signature Cynthia Long Date 1/31/09

Planning Application Comment Form

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Name (please print) Thale MacRostie - owner

Address 770 Kingston Ave

Telephone Number 707-935-1003

Did you review the plans or discuss the project with the applicant? Yes _____ No

I/We support the application for design review: Yes No _____

Comments:

Thale MacRostie - home address
148 4th street East
Sonoma, CA 95476

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Signature Thale MacRostie Date 1-26-09

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Planning Application Comment Form

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Name (please print) KATHLEEN CROMBIE & BURT PRESBERG
Address 1665 Grand Ave Piedmont 94611
Telephone Number 510-594-1329

Did you review the plans or discuss the project with the applicant? Yes No
I/We support the application for design review: Yes No

Comments:

We strongly support the use of the parking lot for PBA & the church. Since we live so close, my 2 sons will be walking to and from choir rehearsals on Mondays & Wed. & for all performances. PBA staff, students & after-school boys are very well-behaved & it's thrilling to have them close to our home.

Signature Kathleen Crombie Date 1/28/09
R. Presberg

Planning Application Comment Form

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Name (please print) THOMAS STRAUS

Address 15 OLIVE AVE.

Telephone Number 652-1389

Did you review the plans or discuss the project with the applicant? Yes No

I/We support the application for design review: Yes No

Comments: TO ENSURE THIS IS FOR THE PACIFIC BOYCHOIR ONLY
AND NOT FOR USE BY THE CHURCH OR ANY OTHER
PROGRAM.

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Signature Thomas Straus Date 1/27/09

Planning Application Comment Form

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Name (please print) Deidre Brodeur Coen

Address 107 Pacific Ave

Telephone Number (510) 653-1997

Did you review the plans or discuss the project with the applicant? Yes _____ No X

I We support the application for design review: Yes X! No _____

Comments:

We are in support of the Pacific Bay Choir Academy coming to Piedmont! They will be a tremendous asset to the Community!

Signature Deidre Brodeur Coen Date 1/28/09

Planning Application Comment Form

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Name (please print) Newton E. Shawl

Address 270 - Monte Vista Ave

Telephone Number 510 654-5950

Did you review the plans or discuss the project with the applicant? Yes _____ No X

I/We support the application for design review: Yes _____ No _____

Comments:

I support this application 100%

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Signature Newton E Shawl Date Feb 4, 2009

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Planning Application Comment Form

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Name (please print) Esther Rogers

Address 33 Monticello Ave.

Telephone Number 510/655-4462

Did you review the plans or discuss the project with the applicant? Yes No

I/We support the application for design review: Yes No

Comments:

The PBA is a youth group that offers boys the opportunity to participate in a meaningful, rewarding experience. Its proximity to the city of Piedmont ~~is a~~ provides many in this community with the opportunity to grow through music. It is an asset and one the city should warmly embrace. Please approve this application. The school's impact will be minimal and its presence will be a welcome addition.

Signature Esther Rogers Date 2/27/09

Kate Black
 City Planner
 City of Piedmont
 120 Vista Avenue
 Piedmont, CA 94611

2/4/09

RE.: CUP of the Pacific Boychoir Academy (PBA) and Plymouth Congregational Church

Dear Ms. Black:

I am writing to you in reference to the CUP, which the Pacific Boychoir Academy has submitted for approval.

As a Piedmont Real Estate Broker who has been with The Grubb Company since 1978, I have a keen understanding of the factors that influence Piedmont real estate. In fact, property values are seriously threatened by the growing density from the commercial district of Oakland and Piedmont Avenues. The noise and traffic pollution in those areas is already denser than in most of the other Piedmont neighborhoods and real estate value in that area have been suffering as a result. When the 412 Monte Vista property was shortly in contract with a big developer in 2007, the impact on the bordering residential streets in Piedmont such as Olive Avenue, Lake and Sunnyside would have been drastic.

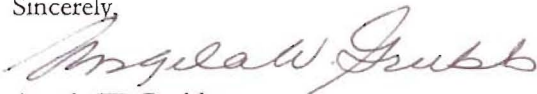
As a result, I was extremely pleased that the Pacific Boychoir Academy decided to purchase 412 Monte Vista Avenue for the use as a boy's choir school instead. I know several Piedmont families whose children sing with the PBA and know the organization to be highly accomplished with an internationally acclaimed reputation. It is my experience that the PBA has acted as an exemplary neighbor who cares about the community that surrounds them and communicates responsibility. Even before closing escrow, the PBA was extremely open and honest about their intentions with the neighborhood and have made sure that any objections are clearly addressed.

I have carefully reviewed the plans that the PBA has submitted in regard to the parking lot usage and wholeheartedly endorse their objectives in regard to the building and the parking lot usage. The PBA will not only beautify the look and feel of a historic Piedmont landmark but also prevent future commercial development on this and the neighboring lot. The PBA clearly has a long time commitment to their own objective of excellence as well as to preserving the dignity of the site.

As such, the PBA will be a significant asset to the Piedmont community, it's neighbors and help to maintain property values in the neighborhood. I wholeheartedly support the PBA as shepherd of the historical building and support the associated proposed usage of the parking lot.

Thank you for your consideration and feel free to call me with any questions under 510-339-0400 x202.

Sincerely,



Angela W. Grubb
 The Grubb Company
 1960 Mountain Blvd, Oakland

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Kate Black

From: Dea [dea.b@sbcglobal.net]
Sent: Thursday, February 05, 2009 2:10 PM
To: kblack@ci.piedmont.ca.us
Subject: OHA Letter of Support for PBA Monte Vista
Attachments: pba monte vista.pdf

Kate,

Please see attached letter for Oakland Heritage Alliance's support for the PBA Monte Vista project.

Reagrds,

Dea Bacchetti, President
Oakland Heritage Alliance

2/5/2009



February 5, 2009

Kate Black
City of Piedmont Planning Department
120 Vista Avenue
Piedmont, CA 94611

Dear Kate,

Oakland Heritage Alliance supports the general concept plans for PBA Monte Vista, as they have been described to us. Our understanding is that the parking lot lies in Piedmont, while the historic structure stands on the Oakland area of the property. We believe the proposed uses for the parking area will not create any problems, and that it will help facilitate a successful project that will fit well into its surroundings.

We believe that the current use plan is a great improvement over the previous, overly intense proposal, which would have had unacceptable impacts on the historic Walter J. Mathews-designed house.

We understand that the PBA plans to repair and use the existing historic structure, and is endeavoring to preserve it. We expect that any building or renovation plans will come to the City of Oakland, and we will comment upon them when they are submitted.

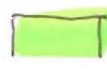
In the meantime, we want to assure you that we believe the present plan is an excellent solution to reusing the property in a way that will respect the neighborhoods around it, prevent continued blight, enhance the buildings and grounds, and provide a good home for the Academy.

Sincerely,

A handwritten signature in blue ink that reads "Dea Bacchetti".

Dea Bacchetti, President
Oakland Heritage Alliance



 indicates support signature

To: Piedmont Planning Commission
From: Piedmont neighbors of 412 Monte Vista, Oakland
Date: January 3, 2009

We are writing in support of the Pacific Boychoir Academy's (PBA) application for an amended conditional use permit to use the North parking lot of the Plymouth Congregational School for school parking and play, as described in their written proposal of use. Specifically:

- We have read the PBA's document "Proposed North Lot Use" dated January 2, 2009, and we find the details of the proposed use for parking and play given in that document to be acceptable to us.
- Based on a neighborhood meeting with representatives of PBA on December 22, 2008, to discuss the proposed use, and answer questions and address our concerns, we believe that as a neighbor, PBA will be co-operative and responsive to our needs.
- We welcome PBA's plans to restore the mansion at 412 Monte Vista. This beautiful building has long been neglected, and we look forward to seeing it transformed into a source of pride for the neighborhood. We especially appreciate the fact that PBA's presence disallows any further developments on the lot at 412 Monte Vista, thus preserving our sunlight, our quality of life, and our property values.

We the undersigned affirm our support of the PBA's amended conditional use permit application to the City of Piedmont Planning Commission.

THOMAS AND PATRICIA STRAUS 15 OLIVE AVE

Print Name and Address on Olive Street

Thomas Straus

Signature

1/7/09

Date

Jenifer Cook 11 Olive Ave

Print Name and Address on Olive Street

Jenifer Cook

Signature

1/7/09

Date

Jo Ann Sherwood 2 Olive Ave

Print Name and Address on Olive Street

Jo Ann Sherwood

Signature

1/7/09

Date

Carrie Graham Lee 46 Olive Avenue
Piedmont, CA 94609

Print Name and Address on Olive Street

Carrie Graham Lee

Signature

1/7/09

Date

Robert M. DeVe 50 Olive Ave
Piedmont

Print Name and Address on Olive Street

Robert M. DeVe

Signature

1/7/09

Date

Tom Dickinson 52 Olive Ave

Print Name and Address on Olive Street

Tom Dickinson

Signature

1-7-09

Date

PEGGY WOOD 33 OLIVE AVE

Print Name and Address on Olive Street

Peggy Wood

Signature

1/8/09

Date

PATRICK WAKELEY 29 OLIVE AVE.

Print Name and Address on Olive Street

Patrick Wakeley

Signature

1/7/09

Date

Pannipa Sieben 44 olive AVE

Print Name and Address on Olive Street

Pannipa Sieben

Signature

1/7/09

Date

To: Piedmont Planning Commission
From: Piedmont neighbors of 412 Monte Vista, Oakland
Date: January 3, 2009

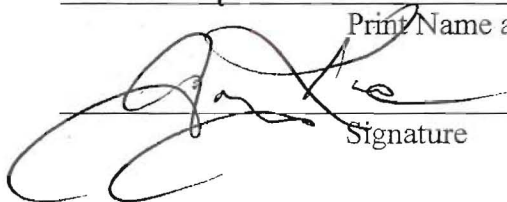
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We the undersigned affirm our support of the PBA's amended conditional use permit application to the City of Piedmont Planning Commission.

GARY KANE 7 OLIVE AVE

Print Name and Address on Olive Street



Signature

1/7/2009

Date

Helen Bennett 36 Olive Ave

Print Name and Address on Olive Street



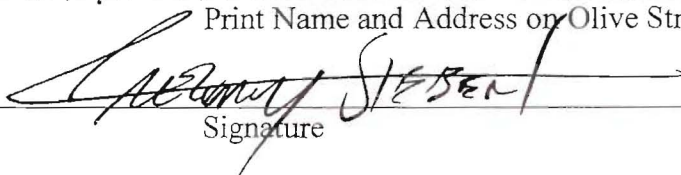
Signature

1/8/09

Date

GREG SIEBEN 28 OLIVE AVE

Print Name and Address on Olive Street



Signature

1/8/09

Date

TOM + CYNTHIA LONG 30 OLIVE
 Print Name and Address on Olive Street
Getha Long 1/8/2009
 Signature Date

Charles Chun & Julia Fennell 48 Olive
 Print Name and Address on Olive Street
Charles Chun / Julia Fennell 8 Jan 2009
 Signature Date

Christian Peacock One Olive Ave
 Print Name and Address on Olive Street
Christian Peacock Jan 31, 2009
 Signature Date

Barbara McWilliams 138 Sunnyside
 Print Name and Address on Olive Street
Barbara McWilliams 1.31.9
 Signature Date

Pam Mercer 18 Lake Ave
 Print Name and Address on Olive Street
Pam Mercer 1.31.2009
 Signature Date

WILLIAM AHERN 37 LAKE AVE.
 Print Name and Address on Olive Street
William Ahern 1.31.2009
 Signature Date

TO THE PLANNING COMMISSION,

My WIFE AND I ARE ASKING THAT YOU GIVE EVERY CONSIDERATION TO THE BOY CHOIR REQUEST FOR USE OF THE PARKING LOT AT PLYMOUTH CHURCH WHETHER AS A PLAYGROUND OR FOR PARKING.

WE STRONGLY FAVOR THEIR OCCUPANCY OVER ANY OTHER AND WOULD BE DELIGHTED TO HAVE THEM AS NEIGHBORS. WE HELD A NEIGHBORHOOD GET-TOGETHER IN OUR HOME, INVITED EVERYONE ON OLIVE AVE, AND NEIGHBORS WERE PRESENTED WITH THE BOY CHOIR PROGRAM AND PLANS. AFTER THE Q + A PERIOD, THERE WAS RESOUNDING SUPPORT FOR THE BOY CHOIR AND AS A GROUP, WE WELCOME THEM INTO OUR NEIGHBORHOOD.

THANK YOU,
Tom Straus
15 OLIVE AVE
652-1389

City of Piedmont

Design Review No. CUP #09-0006

- ~~Approved~~ *Recommend Approval 2-9-09*
- Approved with Conditions
- Denied

Barbara A. Stehr

Signature Planning Commission Chair

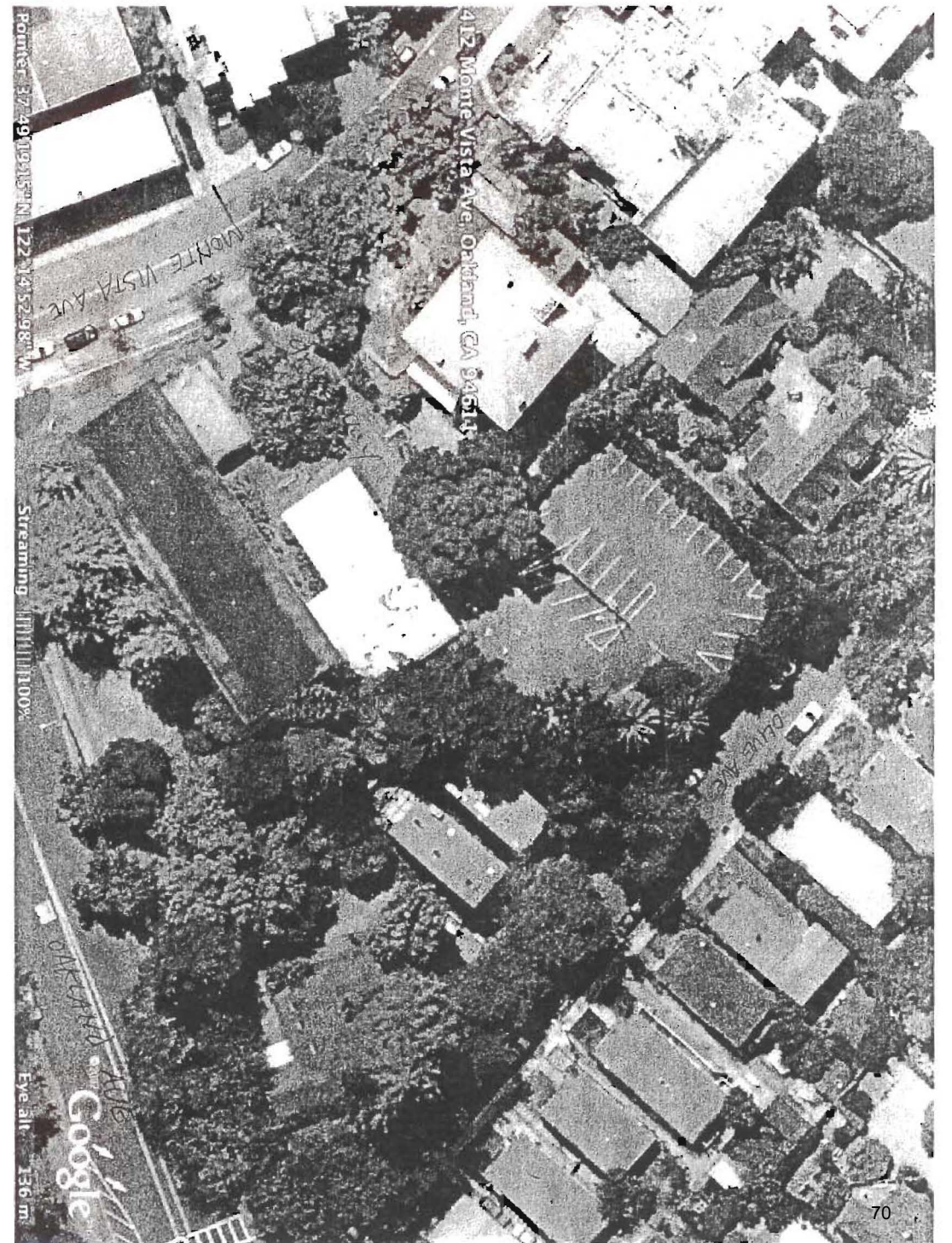
Title _____ Date _____

Conditions:

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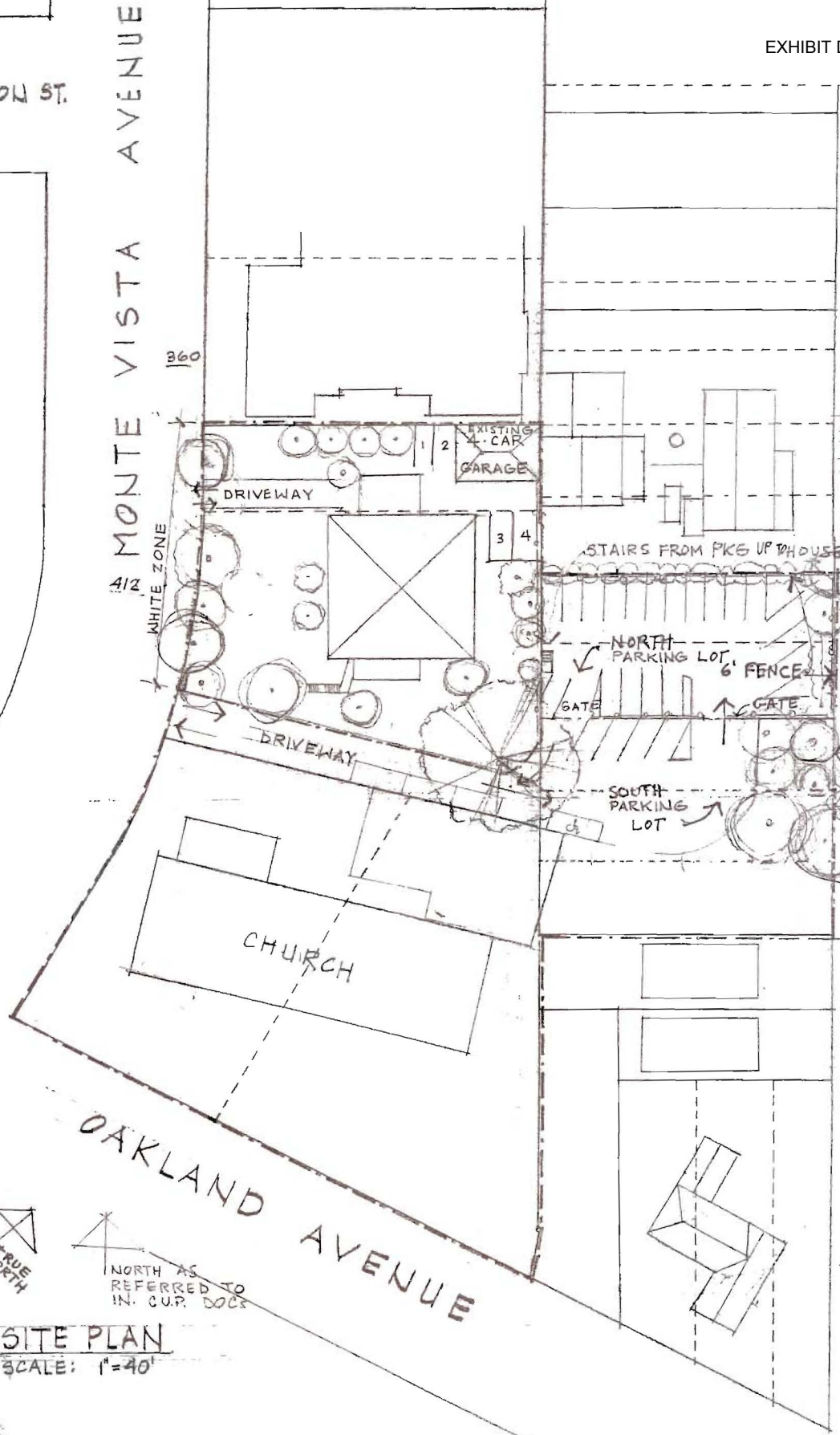
PUBLIC WORKS
CITY OF PIEDMONT



HARRISON ST.

MONTE VISTA AVENUE

OLIVE AVENUE



NORTH AS REFERRED TO IN CUR. DOCS

SITE PLAN
SCALE: 1"=40'

RECEIVED
JAN 23 2009
PUBLIC WORKS
CITY OF PIEDMONT,