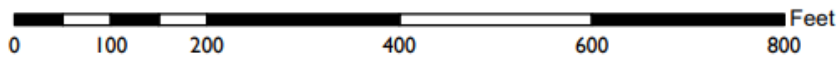
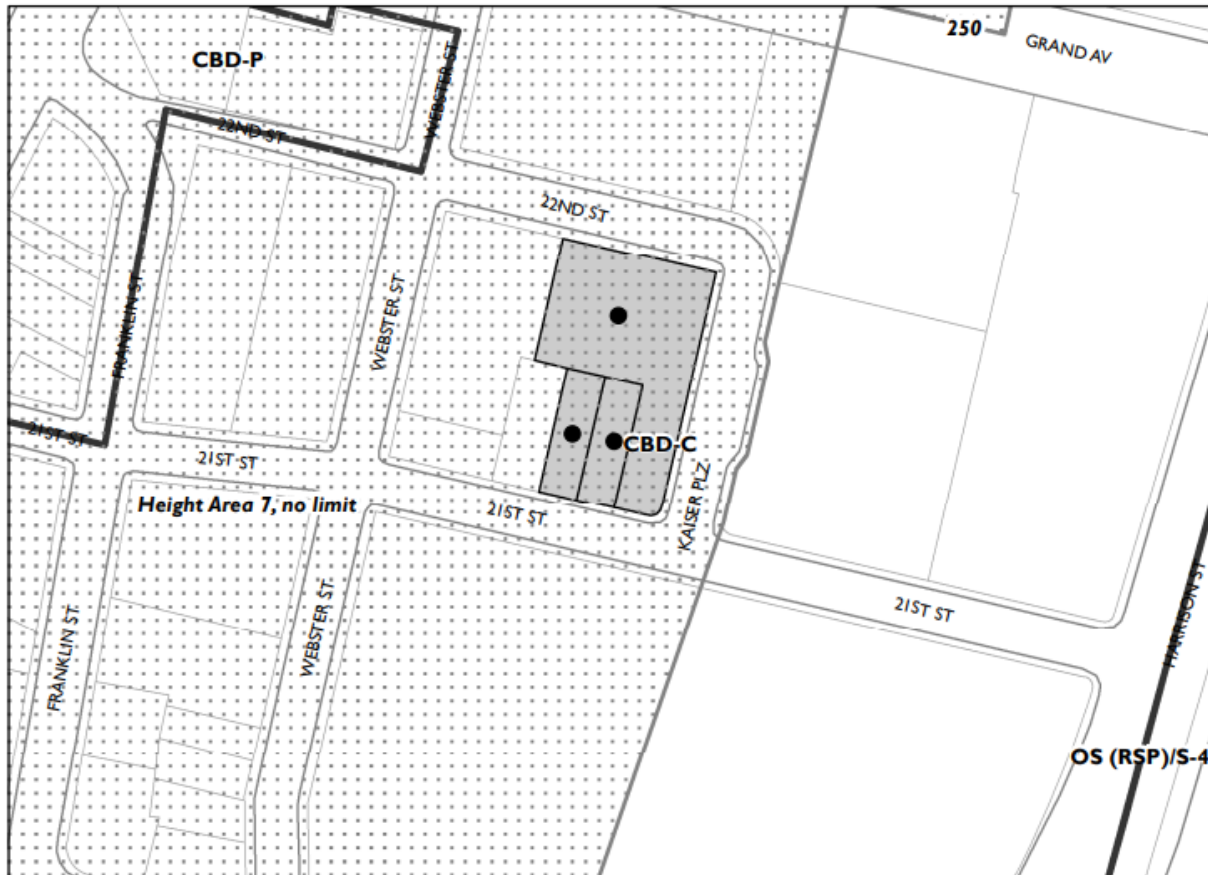


| | |
|-------------------------------------|---|
| Location: | 325-22nd Street (2 Kaiser Plaza) |
| Assessor’s Parcel Numbers | APNs 008-0653-00800, -00900, -01501 |
| Proposal: | Highrise commercial and office building |
| Applicant: | CIM Group, Lina Lee |
| Phone Number: | (323) 860-1808 |
| Owner: | CIM Group |
| Case File Number: | ZP160061, PLN17384, ER16016 |
| Planning Permits Required: | Extension of the following: Design Review, Major CUP, Minor Variance for setback and reduced loading. |
| General Plan: | Central Business District |
| Zoning: | CBD-C (Central Business District Commercial Zone) |
| Environmental Determination: | Addendum to 2011 CDURP Amendments EIR (PRC 21166, CEQA Guidelines Sections 15162, 15164, 15168, 15180); CEQA Exemption (CEQA Guidelines Sections 15332, 15168 and 15180); Document can be found and reviewed at this link (item#69): https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-present located under “2 Kaiser Plaza Project” |
| Historic Status: | None (surface parking lot). |
| City Council district: | District 3 – Carroll Fife |
| Status: | Approved. Extension for entitlements requested. |
| Staff Recommendation | Approve the extension for another 2 years. |
| Finality of Decision: | Appealable to City Council |
| For further information: | Contact case planner Christopher Tan at (510) 238-3079 or by e-mail at ctan@oaklandca.gov |

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17384; ZP160061, PLN17384, ER16016
Applicant: CIM Group
Address: 325-22nd Street (2 Kaiser Plaza)
Zone: CBD-C
Height Area: 7, No Limit

SUMMARY

The Project applicant (CIM Group) for the high-rise commercial office building at 325-22nd Street (2 Kaiser Plaza) has requested a two-year extension of the entitlements originally approved by the Oakland Planning Commission on January 10, 2018. The Project applicant has taken advantage of the one-year, administrative extension, as well as a two-year additional extension pursuant to the City’s Emergency Order No. 6. Adopted Condition of Approval #2 allows for the Project applicant to request further extensions of the entitlements from the Planning Commission if an application is submitted prior to the expiration date. The Project applicant filed for an extension request on January 4, 2023.

BACKGROUND

On January 10, 2018, the Planning Commission approved Design Review, a Major Conditional Use Permit, and a Minor Variance to allow for two project options for 2 Kaiser Plaza which proposes a high-rise commercial office building on the subject property. These entitlements were valid for a two-year period from January 10, 2018 to January 10, 2020.

The entitlements for Two Kaiser Plaza were additionally granted a one-year administrative extension from January 10, 2020, to January 10, 2021. In July of 2021, the applicant took advantage of ministerial extensions adopted by Oakland City Council Resolutions (Emergency Order No. 6) due to the COVID-19 Pandemic which extended the approval up until January 10, 2023.

PROJECT DESCRIPTION

Extension Request

In conformance with adopted Condition of Approval #2, the Project applicant submitted a timely letter on January 4, 2023 requesting a two-year extension of the entitlements from the Planning Commission. Unless the Planning Commission approves a time extension request, the approved permit will be deemed expired, and the Project applicant will need to apply for a new development permit.

BACKGROUND AND ISSUES

The project proponent, CIM Group, currently has a new entitlement application on file with the City of Oakland for this site. The new entitlement application is for a residential tower and will be considered by the Planning Commission under separate cover. There are no restrictions on having multiple entitlements on the same parcel; any extension of this commercial tower entitlement would not affect consideration of a separate, residential entitlement application in the future. Should there ever be two valid entitlements for the subject property, the applicant would be able to pursue construction permits for either one or the other entitlement.

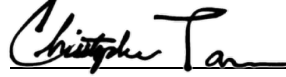
Extending the currently entitled project would enhance feasibility of successful development of this property in the near future.

CONCLUSION AND RECOMMENDATIONS:

Staff recommends that the Planning Commission:

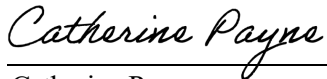
1. Approve the extension of Project approvals until January 10, 2025, subject to the previously approved Findings and Conditions of Approval.

Prepared by:



Christopher Tan
Planner IV

Reviewed by:



Catherine Payne
Development Planning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:



Ed Manasse Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Applicant's extension request letter, dated January 4, 2023
- B. Planning Commission Staff Report from December 6, 2017