



Oakland City Planning Commission

AGENDA (Online)

Design Review Committee

Amanda Monchamp, Chair

Tom Limon

Clark Manus

August 12, 2020

SPECIAL Meeting

CONVENE

5:00 PM

Via: Tele-Conference

PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER 4-29-20, ALL MEMBERS OF THE DESIGN REVIEW COMMITTEE OF THE PLANNING COMMISSION AND PLANNING BUREAU PERSONNEL WILL JOIN THE MEETING VIA PHONE/VIDEO CONFERENCE AND NO TELECONFERENCE LOCATIONS ARE REQUIRED.

The following are instructions on how the public may observe and/or participate in the Oakland City Design Review Committee meeting:

To observe the meeting by video conference, please click on this link:

You are invited to a Zoom webinar.

When: Aug 12, 2020 05:00 PM Pacific Time (US and Canada)

Topic: August 12, 2020 Design Review Committee Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/98726692906>

Or iPhone one-tap :

US: +14086380968,,98726692906# or +16699006833,,98726692906#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 987 2669 2906

International numbers available: <https://zoom.us/u/a2SPGIAKN>

Instructions on how to join a meeting by video conference are available at:
<https://support.zoom.us/hc/en-us/articles/201362193> Joining-a-Meeting

HOW TO COMMENT ON A PUBLIC MEETING:

Public comments will be taken at the time of the eligible Agenda item.

If you are a Zoom video Conference participant

To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on an eligible agenda item. You will then be unmuted during your turn and allowed to provide public comments. After the allotted time, you will then be re-muted. Instructions on how to "Raise Your Hand" are available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In-Webinar.

If you are a phone participant

To comment by phone, please call on one of the above listed phone numbers. You will be prompted to "Raise Your Hand" by pressing "*9" to request to speak when Public Comment is being taken on a eligible agenda item. You will then be unmuted during your turn, and allowed to make public comments. After the allotted time, you will then be re-muted. Instructions of how to raise your hand by phone are available at:



https://support.zoom.us/hc/en-us/articles/201362663 - Joining-a-meeting-by-phone. If you have any questions, please email Desmona R. Armstrong at Drarmstrong@oaklandca.gov

IMPORTANT THINGS TO REMEMBER DURING YOUR PUBLIC COMMENT PERIOD

ALL ATTENDEES SHALL BE MUTED UPON ENTRY

Please do not raise your hand if the item currently being heard is not the item you wish to speak on. We will call for public testimony on each item individually. When the item you're interested in is being called and public speakers are invited to raise their hands, raise yours then and we will call them all in the order they're raised.

You may of course speak on multiple items but your comments during each item must address the item currently under discussion. Speakers attempting to speak about items other than the item currently under consideration will be muted and asked to wait for the item they're here to speak about to be called.

ROLL CALL

DRC SECRETARY RULES OF CONDUCT

OPEN FORUM

COMMITTEE MATTERS

NEW BUSINESS

1.	Location:	West Oakland BART 1451 7th St
	Assessor's Parcel Number(s):	APN 004 007700300, 004 007100300
	Proposal:	Revision to Preliminary Development Plan (PDP), including changes to residential unit allocation, reduction in office, parking, open space, and removal of under-track retail. Updated State Density Bonus request with additional waivers/concessions. Vesting Tentative Parcel Map with 3 parcels and a designated remainder. Final Development Plan for Horizontal Improvements, including final design for sidewalks, bike lanes, and plazas. Final Development Plan for development parcel T3, an affordable housing project with 240 affordable residential units, 15,957 sf of retail, and 50 parking spaces. Final Development Plan for development parcel T1, a market rate residential tower with 522 residential units, 14,350 sf of retail, and 137 parking spaces.
	Applicant:	China Harbour Engineering (CHEC)
	Contact Person/Phone Number:	Ronnie Turner ((510) 395-27664
	Owner:	San Francisco Bay Area Rapid Transit District (BART)
	Case File Number:	PLN18490-REV02, PLN18490-REV01-PUDF01, PLN18490-REV01-PUDF02, PLN18490-REV01-PUDF03

Staff reports are available on-line, generally one week prior to each meeting, at www.oaklandca.gov by searching "Design Review Committee." Staff reports are available by clicking on the highlighted Case File/Item number. For further information, please email dramstrong@oaklandca.gov.



Planning Permits Required:	PDP Revision, Variance for commercial loading, Three FDPs, Design Review, Vesting Tentative Parcel Map, compliance with CEQA
General Plan:	Community Commercial
Zoning:	Transit-Oriented Development Commercial Zone (S-15W)
Environmental Determination:	TBD
Historic Status:	Non-Historic Property
City Council District:	CCD1
Finality of Decision:	N/A
For Further Information:	Contact case planner Dara O’Byrne at 510-238-6983 or by e-mail at dobyrne@oaklandca.gov

2.	Location:	2359 Harrison Street (24th & Waverly Streets) (008-0670-001-00; -002-00; -003-00; -004-00; -015-00; -016-00; -017-00 & -018-00)
	Proposal:	Construct a 16-story mixed-use building containing 328 dwelling units over 13,640 square feet of ground floor retail. The proposal includes 15 units designated as very-low income. The proposal will also include the creation of a new approximately 6,800 square foot plaza at 24 th & Harrison Streets.
	Applicant:	Kristin Hall/ Holland Partner Group
	Phone Number:	(925) 768-2625
	Owner:	Masri Family Limited Partnership A, LP
	Case File Number:	PLN20-082
	Planning Permits Required:	Regular Design Review for new construction, Minor Conditional Use Permit for D-BV-1 bonuses and to use transfer of housing development rights from housing density generated under the development at 277 27 th Street.
	General Plan:	Central Business District
	Zoning:	D-BV-1 (BVDSP Retail Priority Site 5B)
	Environmental Determination:	Pending
	Historic Status:	2359 Harrison – OCHS Rating: Dc3 261 24 th Street – OCHS Rating: C2+ 265 24 th Street – OCHS Rating: C2+ 2346 Waverly Street – OCHS Rating: C2+ 2342 Waverly Street – OCHS Rating: C2+
	City Council district	3
	Status:	Under review
	Staff Recommendation	Receive Committee and public comments on design proposal
	Finality of Decision:	N/A – No decision on application
	For further information:	Contact Case Planner Pete Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

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ADJOURNMENT

By 7:00 P.M. unless a later time is agreed to by a quorum of the Committee.

A handwritten signature in black ink, appearing to read 'Catherine Payne'.

CATHERINE PAYNE

Acting Development Planning Manager
Planning and Building Department

NEXT SPECIAL MEETING: September 30, 2020