



Oakland City Planning Commission

AGENDA

Design Review Committee

Jahmese Myres, Chair
Clark Manus
Amanda Monchamp

August 28, 2019
Regular Meeting

CONVENE **5:00pm, Council Chambers, City Hall, One Frank Ogawa Plaza**

ROLL CALL

OPEN FORUM

At this time members of the public may speak on any item of interest within the Committee's jurisdiction, generally subject to a two-minute time limit per speaker.

COMMITTEE MATTERS

NEW BUSINESS

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 call **510-238-3941**.

For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三(3)天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



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| 1. | Location: | 2301 Telegraph Ave |
| | Assessor's Parcel Number(s): | 008-0664-006-00 |
| | Proposal: | To construct a new mixed-use facility involving 30 residential units and non-residential spaces. |
| | Owner: | Parcel 2301 LLC |
| | Applicant: | Parcel 2301 LLC – Erik Bloom (510)541-6294 |
| | Case File Number: | ZP170039 |
| | Planning Permits Required: | Regular Design Review for new construction. |
| | General Plan: | Community Commercial |
| | Zoning: | CC-2 Community Commercial Zone 2 |
| | Environmental Determination: | Exempt 15332 of the State CEQA Guidelines: Infill development, Project; and Section 15183: Projects consistent with a community plan, general plan, or zoning. |
| | Historic Status: | Not a Potential Designated Historic Property (PDHP); Survey Rating: F2; Area of Secondary Importance (ASI) (Upper Telegraph District) |
| | City Council District: | 3 |
| | Status: | Pre-application |
| | Action to be Taken: | Provide design comments. |
| | For Further Information: | Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov . |

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| 2. | Location: | 801 Pine Street. The vacant parcel is bounded by Pine Street, 9 th Street, Shorey Street, and Frontage Road and located in West Oakland. |
| | Assessor's Parcel Number(s): | 006-0047-001-00 |
| | Proposal: | To construct a three-story supportive housing facility containing 101 affordable dwelling units, and a two-story administrative office in Parcel 1. |
| | Applicant: | Holliday Development, LLC |
| | Contact Person / Phone Number: | Jamie Hiteshew / (510) 588-5147 |
| | Owner: | State Department of Transportation |
| | Case File Number: | PLN18252/ PUDF01 |
| | Planning Permits Required: | Per Condition of Approval #15 of the approved Planning case file PLN18252/ PUDF01, the project applicant is required to submit revised design plans for further review and approval by the Design Review Committee for Phase 1 (Building 1) of the approved Final Development Plan as follows: a) Improve the east facade of the three-story residential building; and b) Improve the east facade of the two-story office building. |
| | General Plan: | Housing and Business Mix; and Business Mix / West Oakland Specific Plan Area (WOSP) |
| | Zoning: | HBX-4, Housing and Business Mix Commercial Zone; and CIX-1B / S-19, West Oakland Plan Area Commercial Industrial Mix-1B Industrial Zone / Health and Safety Protection Combining Zone |
| | Environmental Determination: | CEQA (California Environmental Quality Act) exempt per prepared analysis: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 (<i>The Phoenix CEQA Analysis / Item # 78</i>). The LUTE (Land Use Transportation Element) EIR which can be viewed here: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158 (<i>LUTE / Item #1</i>) |
| | Historic Status: | Non-Historic Property |
| | City Council District: | 3 / Lynette McElhaney |
| | Finality of Decision: | Decision based on staff report |
| | For Further Information: | Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov . |



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| 3. | Location: | 300 Lakeside Dr |
| | Assessor's Parcel Number(s): | 008-0652-001-05 |
| | Proposal: | The applicant is proposing to revise the previously approved Planned Unit Development (PUD) which included two new office towers totaling 1.47 million square feet. The revised proposal includes two separate Master Plan development scenarios, both of which would continue to retain the existing office tower at 300 Lakeside Drive and demolish the 20 th Street and Webster Street mall buildings. Both development scenarios would retain a large majority of the existing rooftop garden. The details of the two development scenarios are as follows: <u>Master Plan I</u> - Development scenario that includes two new office towers totaling approximately 1.35 million square feet over ground level retail. <u>Master Plan II</u> - Development scenario that includes an office tower on Webster that would include approximately 865,000 square feet and a residential tower on 20 th Street that would include up to 580 dwelling units. |
| | Applicant: | The Swig Company |
| | Contact Person/Phone Number: | Tomás Schoenberg – (415) 291-1104 |
| | Owner: | SIC – Lakeside Drive JV, LLC |
| | Case File Number: | PUD08103-R01 & TPM9848 |
| | Planning Permits Required: | Revision to the previously approved Planned Unit Development (PUD). |
| | General Plan: | Central Business District |
| | Zoning: | CBD-C / Height Area 6 & 7 |
| | Environmental Determination: | The EIR for the development was certified by the Planning Commission on May 4, 2011. An addendum was prepared to address the revised proposal and may be reviewed at the Bureau of Planning offices at 250 Frank Ogawa Plaza, 2 nd Floor or on-line at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157 |
| | Historic Status: | Kaiser Center Building & Roof Garden are CEQA Historic Resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; meets criteria for eligibility for California Register individually and as part of the Lake Merritt District) |
| | City Council District: | 3 |
| | Status: | Pending |
| | Action to be Taken: | This item appeared before the Planning Commission on July 17, 2019 and was directed appear before the Design Review Committee for comments on the design of the PUD revision before returning to the full Planning Commission for a decision. |
| | For Further Information: | Contact Case Planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov . |

ADJOURNMENT

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

NEXT REGULAR MEETING

September 25, 2019