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**Design Review Committee**

*Jonathan Fearn, Chair  
Clark Manus  
Leopold Ray-Lynch*

**December 8, 2021**

**SPECIAL Meeting**

**CONVENE**

**3:00 PM**

**Via: Tele-Conference**

*PURSUANT TO THE CALIFORNIA GOVERNMENT CODE, SECTION 54953(e), ALL MEMBERS OF THE PLANNING COMMISSION, BOARD MEMBERS/COMMISSIONERS, CITY ATTORNEY, AS WELL AS CITY STAFF, WILL PARTICIPATE 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:**

You are invited to a Zoom webinar.

When: Dec 8, 2021 03:00 PM Pacific Time (US and Canada)

Topic: December 8, 2021 Design Review Committee Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83192743565>

Or One tap mobile :

US: +16699006833,,83192743565# or +14086380968,,83192743565#

Or Telephone:

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

US: +1 669 900 6833 or +1 408 638 0968 or +1 346 248 7799 or +1 253 215 8782  
or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or 888 475 4499 (Toll Free)  
or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 831 9274 3565

International numbers available: <https://us06web.zoom.us/j/83192743565>

**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 an eligible agenda item. You will then be unmuted during your turn, then 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](mailto:Drarmstrong@oaklandca.gov)

**IMPORTANT THINGS TO REMEMBER DURING YOUR PUBLIC COMMENT PERIOD**

1. **ALL ATTENDEES SHALL BE MUTED UPON ENTRY**
2. 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.
3. 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.

**ADDITIONAL INFORMATION FOR THE PUBLIC HEARING**

1. Staff reports are available online, generally by 5:00 p.m. the Friday before the meeting, at [www.oaklandca.gov](http://www.oaklandca.gov) (under “Planning Commission.”) You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please email Desmona Armstrong at [Drarmstrong@oaklandca.gov](mailto:Drarmstrong@oaklandca.gov).
2. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.
3. Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Desmona Armstrong at [Drarmstrong@oaklandca.gov](mailto:Drarmstrong@oaklandca.gov) at least **48 hours** prior to the meeting. We are unable to accommodate late material, at this time.



**ROLL CALL**

**DRC SECRETARY RULES OF CONDUCT**

**OPEN FORUM**

**COMMITTEE MATTERS**

**NEW BUSINESS**

<b>1.</b>	<b>Location:</b>	<b>1431 Franklin Street</b>
	<b>Assessor’s Parcel Number(s):</b>	008 062100807
	<b>Proposal:</b>	Regular Design Review to construct a 27-story (425-foot tall) 419,480 square feet office tower with a parking garage above grade.
	<b>Applicant:</b>	TC II 1431 Franklin, LLC
	<b>Contact Person/ Phone Number:</b>	Kyle Winkler, Tidewater Capital/(510) 290-9901
	<b>Owner:</b>	TC II 1431 Franklin, LLC
	<b>Case File Number:</b>	PLN20124
	<b>Planning Permits Required:</b>	Regular Design Review
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P Central Business District Pedestrian Retail Commercial Zone Height Area 7, no limit
	<b>Environmental Determination:</b>	Determination Pending, Environmental analysis to be conducted prior to any discretionary action
	<b>Historic Status:</b>	Project site is located within an existing listed National Register historic resource, the Downtown Historic District Area of Primary Importance (API).
	<b>City Council District:</b>	3
	<b>Finality of Decision:</b>	No decision by DRC; receive public testimony and provide comments on design.
	<b>For Further Information:</b>	Contact case planner <b>Michele Morris</b> at <b>510-238-2235</b> or by e-mail at <b>mmorris2@oaklandca.gov</b>



<b>2.</b>	<b>Location:</b>	<b>1431 Franklin Street</b>
	<b>Assessor's Parcel Number(s):</b>	008 062100807
	<b>Proposal:</b>	Regular Design Review to construct a 36-story (392.5-foot tall) 377,300 square feet residential tower with 194 space parking garage above grade.
	<b>Applicant:</b>	TC II 1431 Franklin, LLC
	<b>Contact Person/ Phone Number:</b>	Kyle Winkler, Tidewater Capital/(510) 290-9901
	<b>Owner:</b>	TC II 1431 Franklin, LLC
	<b>Case File Number:</b>	PLN20125
	<b>Planning Permits Required:</b>	Regular Design Review
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P Central Business District Pedestrian Retail Commercial Zone Height Area 7, no limit
	<b>Environmental Determination:</b>	Determination Pending, Environmental analysis to be conducted prior to any discretionary action
	<b>Historic Status:</b>	Project site is located within an existing listed National Register historic resource, the Downtown Historic District Area of Primary Importance (API).
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	<b>For Further Information:</b>	Contact case planner <b>Michele Morris</b> at <b>510-238-2235</b> or by e-mail at <a href="mailto:mmorris2@oaklandca.gov">mmorris2@oaklandca.gov</a>

**ADJOURNMENT**

By 5:00 P.M. unless a later time is agreed to by a quorum of the Committee.

**PETERSON Z. VOLLMANN**  
**Bureau of Planning**  
**Development Planning Division, Planner IV**  
**Design Review Committee Secretary**

**NEXT SPECIAL DRC MEETING:** January 26, 2022

Staff reports are available on-line, generally one week prior to each meeting, at [www.oaklandca.gov](http://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](mailto:dramstrong@oaklandca.gov).