



Oakland City Planning Commission

AGENDA

Design Review Committee

Jahmese Myres, Chair
Clark Manus
Amanda Monchamp

October 24, 2018

Regular Meeting

CONVENE 5:00pm, Sgt. Mark Dunakin Hearing Room 1, 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。



1.	Location:	3245 Hollis Street
	Assessor's Parcel Number(s):	007-0594-008-00 & 007-0594-009-00
	Proposal:	To merge two parcels and create five mini-lots and construct a 10-unit townhouse-style condominium development.
	Owner:	Madison Park Financial
	Applicant:	Levy Design Partners – Casey Feeser (415) 777-5117
	Case Number:	PLN18142 (TTM8464)
	Planning Permits Required:	Minor Conditional Use Permit for a Mini-lot Development and Shared Access Facility; Design Review to construct a 10-unit townhouse-style condominium development; and, Tentative Tract Map (TTM8464) to merge and re-subdivide the site into five mini-lots.
	General Plan:	Housing and Business Mix
	Zoning:	HBX – 2 Housing and Business Mix Zone 2
	Environmental Determination:	Exempt Section 15332 of the State CEQA Guidelines: Infill development; Project also relies on WOSP EIR and Section 15183 of the CEQA Guidelines (projects consistent with a Community Plan, General Plan, or Zoning).
	Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: N/A
	City Council District:	3
	Status:	Approved on August 1 st 2018 by PC and referred to DRC
	Action to be Taken:	Provide design improvement comments
	For Further Information:	Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov .

2.	Location:	325 7th Street
	Assessor's Parcel Number(s):	001-0189-003-00; 001-0189-009-00; 001-0189-013-00; & 001-0189-014-00
	Proposal:	To revise previously-approved mixed-use project involving 380 residential units and commercial space contained in two towers, by redesigning the towers and reducing the height of one of the towers.
	Owner:	325 7 th Street, LLC
	Applicant:	325 7 th Street, LLC. (510)763-2911
	Case Number:	CMDV06573-R01
	Planning Permits Required:	Revision to previously-approved project involving a Major Conditional Use Permit, Design Review and updated Tentative Parcel Map;
	General Plan:	Central Business District
	Zoning:	D-LM 2 & D-LM 4 Lake Merritt Station Area District
	Environmental Determination:	The revised project relies on the previously prepared 325 7 th Street EIR (ER07002) (2011 EIR) as well as City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998), Housing Element; Lake Merritt Station Area Plan EIR (ER11001) (2011).
	Historic Status:	Area of Primary Importance (API)
	Service Delivery District:	Metro
	City Council District:	2
	Status:	Previously discussed at the June 27, 2018 DRC meeting
	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 .



3.	Location:	3927 Wattling Street
	Assessor's Parcel Number(s):	033-2170-003-00
	Proposal:	Revisions to a portion of previously-approved Planned Unit Development project to allow 51 townhouse condominium units.
	Owner:	Oak Partners, LLC
	Applicant:	City Ventures - Andrew Warner (415)845-0293
	Case Number:	PUDF08166-R01
	Planning Permits Required:	Revision to Preliminary and Final Planned Unit Development Project to allow 51 townhouse units at a portion of the development site.
	General Plan:	Housing and Business Mix
	Zoning:	HBX-2 Housing and Business Mix Commercial Zone 2
	Environmental Determination:	Exempt Section 15332; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
	Historic Status:	Not a Potentially Designated Historic Property (PDHP); Survey Rating: N/A
	City Council District:	5
	Status:	Approval at the August 1, 2018 PC hearing and referred to DRC
	Action to be Taken:	Provide design improvement direction
	For Further Information:	Contact Case Planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov .

4.	Location:	0 35th Ave
	Assessor's Parcel Number(s):	033-2197-019-01
	Proposal:	Fruitvale Transit Village Phase IIB Multifamily development with 181 units of affordable housing, 6000 sf of office, internal courtyard group open space and 100 parking spaces
	Applicant:	Bridge Housing
	Contact Person/ Phone Number:	Ethan Warsh (415) 495-3591
	Owner:	City of Oakland
	Case File Number:	PUD08186-PUDF02
	Planning Permits Required:	PUD Permit; Design Review
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	S-15
	Environmental Determination:	Prior CEQA Document
	Historic Status:	N/A
	City Council District:	5
	Finality of Decision:	Planning Commission
	For Further Information:	Contact Case Planner Rebecca Lind, Planner III at (510) 238-3472 or by email at rlind@oaklandnet.com .

ADJOURNMENT

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

NEXT REGULAR MEETING

November 28, 2018