



**Design Review Committee**

*Amanda Monchamp, Chair  
Tom Limon  
Clark Manus*

**July 22, 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: Jul 22, 2020 05:00 PM Pacific Time (US and Canada)

Topic: July 22, 2020 Design Review Committee Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/98636830376>

Or iPhone one-tap :

US: +14086380968,,98636830376# or +16699006833,,98636830376#

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

Webinar ID: 986 3683 0376

International numbers available: <https://zoom.us/u/adI5yaRRO5>

**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 at the beginning of the meeting. You will then be unmuted, during your turn, and allowed to participate in public comment. After the allotted time, you will then be re-muted. Instructions on how to “Raise Your Hand” is 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 at the beginning of the meeting. 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 [Darmstrong@oaklandca.gov](mailto:Darmstrong@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**

**OPEN FORUM**

**COMMITTEE MATTERS**

**NEW BUSINESS**

<b>1.</b>	<b>Location:</b>	<b>98<sup>th</sup> and San Leandro (921 98<sup>th</sup> Ave)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>APN 044 508018000, 044 508017900</b>
	<b>Proposal:</b>	Preliminary Development Plan (PDP) with 10 new parcels (Vesting Tentative Tract Map 8492), 270 apartment units, 7 live/work units, 122 townhomes (for a total of 399 residential units), 9 work/live units, and 2,468 sf ground floor retail. The project includes new streets and community open space. Final Development Plan (FDP) for Master Street and Open Space Improvements, including final designs for new streets and open spaces. Final Development Plan (FDP) for Parcel A, which includes 90 apartments, 7 live/work units, 9 work/live units, and 2,468 square feet of retail.
	<b>Applicant:</b>	Fleischmann Property, LLC
	<b>Contact Person/ Phone Number:</b>	Claire Han, 510-452-2944
	<b>Owner:</b>	Fleischmann Property, LLC
	<b>Case File Number:</b>	PLN18523, PLN18523-PUDF01, PLN18523-PUDF02
	<b>Planning Permits Required:</b>	PDP, Variance for work/live units, Two FDPs, Design Review, Vesting Tentative Tract Map, compliance with CEQA
	<b>General Plan:</b>	Housing and Business Mix
	<b>Zoning:</b>	HBX-1

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 [darmstrong@oaklandca.gov](mailto:darmstrong@oaklandca.gov).



<b>Environmental Determination:</b>	TBD
<b>Historic Status:</b>	Non-Historic Property
<b>City Council District:</b>	CCD7, Larry Reid
<b>Finality of Decision:</b>	NA
<b>For Further Information:</b>	Contact case planner <b>Dara O’Byrne</b> at <b>510-238-6983</b> or by e-mail at <b><a href="mailto:dobyrne@oaklandca.gov">dobyrne@oaklandca.gov</a></b>

<b>2.</b>	<b>Location:</b>	<b>2424 Webster Street (008-0672014-01; -18-00; &amp; -019-00)</b>
	<b>Proposal:</b>	Construct an 11-story commercial building containing approximately 162,000 square feet of office space and approximately 9,500 square feet of ground floor retail.
	<b>Applicant:</b>	Elisse Douglass/ Signature Development Group
	<b>Phone Number:</b>	(510) 251-9270
	<b>Owner:</b>	2410 Webster Investors LLC
	<b>Case File Number:</b>	<b>PLN19-148</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction, Major Conditional Use Permit for D-BV-1 height bonus and to extend building height into adjacent zone.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	D-BV-1 (BVDSP Retail Priority Site 3C) D-BV-2
	<b>Environmental Determination:</b>	Pending
	<b>Historic Status:</b>	2428 Webster Street – OCHS Rating: Ec3 2406 Webster Street – OCHS Rating: C3
	<b>City Council district</b>	3
	<b>Status:</b>	Under review
	<b>Staff Recommendation</b>	Receive Committee and public comments on design proposal
	<b>Finality of Decision:</b>	N/A – No decision on application
	<b>For further information:</b>	Contact Case Planner Pete Vollmann at <b>(510) 238-6167</b> or by email at <b><a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a></b> .

**ADJOURNMENT**

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

**CATHERINE PAYNE**  
Acting Development Planning Manager  
Planning and Building Department

**NEXT SPECIAL MEETING:** August 12, 2020

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).