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## Design Review Committee

*Clark Manus, Chair*  
*Jonathan Fearn*  
*Tom Limon*

**March 24, 2021**  
**SPECIAL Meeting**

**CONVENE**

**3:00 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:**

You are invited to a Zoom webinar.

When: Mar 24, 2021 03:00 PM Pacific Time (US and Canada)

Topic: March 24, 2021 Design Review Committee Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/95849497031>

Or iPhone one-tap :

US: +16699006833,,95849497031# or +14086380968,,95849497031#

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

Webinar ID: 958 4949 7031

International numbers available: <https://zoom.us/u/ahcRQrp6Z>

**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**

**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**

<b>1.</b>	<b>Location:</b>	415 20 <sup>th</sup> St
	<b>Assessor’s Parcel Number(s):</b>	PLN008063800711
	<b>Proposal:</b>	New construction of an office tower with 862,048 gross square feet of office floor area with a maximum height of 622 feet 6 inches. The tower would include 38 floors consisting of primarily office use, in addition to a ground-level lobby with indoor and outdoor space alongside retail. The project would accommodate 262 automobile parking stalls in four levels of above-ground, podium-style parking garage. and an approximately ½-acre



	open landscaped amenity space atop the vehicular parking podium and a landscaped observation deck on the topmost floor.
<b>Applicant:</b>	415 20 <sup>th</sup> Street, LLC 1970 Broadway, Suite 400 Oakland, CA 94612
<b>Contact Person/ Phone Number:</b>	Kevin Chow 415-399-6221
<b>Owner:</b>	415 20 <sup>th</sup> St LLC
<b>Case File Number:</b>	PLN20092
<b>Planning Permits Required:</b>	Regular Design , Conditional Use Permit for a large project, Variance for maximum setback
<b>General Plan:</b>	CBD (Central Business District)
<b>Zoning:</b>	CBD-P/CBD-C (Central Business District Pedestrian Retail Commercial Zone/Central Business District General Commercial Zone)
<b>Environmental Determination:</b>	Pending
<b>Historic Status:</b>	No OCHS rating
<b>City Council District:</b>	District 3
<b>Finality of Decision:</b>	Planning Commission
<b>For Further Information:</b>	Rebecca Lind (510) 2383472 <a href="mailto:rlind@oaklandca.gov">rlind@oaklandca.gov</a>

<b>2. Location:</b>	<b>5200  Broadway, California College of the Arts Campus</b>
<b>Assessor's Parcel #</b>	<b>014-1243-001-01</b>
<b>Proposal:</b>	Staff information update and request for DRC input on design guidelines for a proposal to redevelop the California College of Arts (CCA) Oakland Campus. The project includes: Demolition of 10 buildings and landscape features; Retention of 2 existing Landmark buildings for 10,435 square feet of office use. Development of two new buildings would include: 8 stories;462 residential units, 10% of which would be affordable to moderate income families; 6,310 square feet of café/retail use; 261 parking spaces;462 bicycle spaces; and 1.85 acres of private open space (accessible to the public) including rehabilitation of the existing Landmark view corridor. A project variant includes adding a 23 story tower with 126 additional dwelling units and a 200 foot total height. <u>General Plan Amendment:</u> Change from Institution Land Use to Community Commercial Land Use <u>Rezoning:</u> Change from RM3/CN1 to CC-2; Change from a 35 foot Height Area to a 90 foot Height Area;
<b>Applicant:</b>	Arts Campus LLC
<b>Contact Person:</b>	Marc Babsin 415-489-1313

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).



<b>Owner:</b>	California College of Arts
<b>Case File #:</b>	ER19003
<b>Planning Permits Required:</b>	General Plan Amendment, Rezone, Design Review, Planned Unit Development, Variance, Tree Permit
<b>General Plan:</b>	Institutional
<b>Zoning:</b>	CN-1, RM-3
<b>Environmental Determination:</b>	An Environmental Impact Report (EIR) is in preparation for this project.
<b>Historic Status:</b>	Various individual building statuses; Area of Primary Importance (API)
<b>City Council District:</b>	1- Kalb
<b>Finality of Decision:</b>	City Council
<b>For Further Information:</b>	Contact case Planner <b>Rebecca Lind</b> at 510 238-3472 or by email at <a href="mailto:rlind@oaklandca.gov">rlind@oaklandca.gov</a>

**ADJOURNMENT**

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

**DARA O'BYRNE**  
Planner IV  
Planning and Building Department

**NEXT SPECIAL DRC MEETING:** April 14, 2021