



Oakland City Planning Commission
Design Review Committee

Jonathan Fearn, Chair
Clark Manus
Ron Jones

AGENDA (Online)
October 26, 2022
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 Planning Commission Design Review Committee meeting:

You are invited to a Zoom webinar.

When: Oct 26, 2022 03:00 PM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83564998096>

Or One tap mobile:

US: +14086380968,,83564998096# or +16699006833,,83564998096#

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 +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799 or **833
548 0276 (Toll Free)** or **833 548 0282 (Toll Free)** or **877 853 5257 (Toll Free)** or
888 475 4499 (Toll Free)

Webinar ID: 835 6499 8096

International numbers available: <https://us06web.zoom.us/j/83564998096>

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 Deb French at DFrench@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

- Staff reports are available online, generally by 5:00 p.m. the Friday before the meeting, at 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 Deb French at DFrench@oaklandca.gov.
- 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.
- Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item directly to the Design Review Committee Members and/or Case Planner. Email addresses for the Commissioners can be found on the Planning Commission Page on the City of Oakland website: <https://www.oaklandca.gov/teams/planning-commissioners>. An agenda item Case Planner email address can be found on the item overview within the Agenda.



ROLL CALL

DRC SECRETARY RULES OF CONDUCT

OPEN FORUM

COMMITTEE MATTERS

NEW BUSINESS

#1	Project Location:	Lincoln Square Park, 250 10th Street (adjacent to 11th and Harrison Streets)
	Assessor's Parcel Number:	002 007100100
	Proposal:	Remove the existing 7,476 square-foot recreation center and construct a new, 37-foot tall, 22,221 square-foot recreation center. The project also includes the removal and construction of a new basketball court, installation of landscaping, and placement of new outdoor furniture.
	Applicant:	City of Oakland, Department of Public Works
	Contact Information:	Henry Choi at (510) 238-3340 and hchoi@oaklandca.gov
	Owner:	City of Oakland
	Case File Number:	PLN22143
	Planning Permits Required:	<ul style="list-style-type: none"> • Major Conditional Use Permit for a new recreation center in the Open Space / Neighborhood Park Zone; • Regular Design Review for new construction on a Landmark Site; and • Variances for exceeding: 1) maximum impervious surface where 25% is allowed and 64% is proposed, and 2) maximum building height where 35 feet is allowed, and 37 feet is proposed.
	General Plan:	Urban Park and Open Space
	Zoning:	Open Space / Neighborhood Park
	Environmental Determination:	Under Review
	Historic Status:	Lincoln Square Park is a City Landmark and on the Local Register of Historic Sites. The Park has a Cultural Heritage Survey rating of B+a3.
	City Council District:	2
	Status:	Pending
	Finality of Decision:	No decision at this hearing. The Planning Commission will make the initial decision at a future public meeting, which will be appealable to the City Council.
	For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mrivera@oaklandca.gov



#2	Location:	1919 Webster Street
	Assessor's Parcel Number(s):	008 063700808
	Proposal:	Major Conditional Use Permit for Large-Scale Development on a corner lot by demolishing an existing commercial building and surface parking lot in order to construct a 17-story, 269.8-foot-high office tower with a basement level parking garage. The project includes three Minor Variances for tower lot coverage, off-street loading, and bicycle parking.
	Applicant:	1919 Webster Street Owner, LLC
	Contact Person/ Phone Number:	Matt Weber, Ellis Partners/(415) 391-9800
	Owner:	1919 Webster Street Owner, LLC
	Case File Number:	PLN22006, PLN22006-ER01
	Planning Permits Required:	Major Conditional Use Permit for Large-Scale Development; two Minor Conditional Use Permits for Administrative Commercial Activities at the ground floor and within 30 feet from any street-abutting property line; Minor Variances for tower lot coverage, off-street loading, and bicycle parking; Regular Design Review; and a Tentative Parcel Map to merge two lots into one lot (VTPM11233).
	General Plan:	Central Business District
	Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone and CBD-C Commercial, Pedestrian & Commercial Zone Height Area 7, no limit
	Environmental Determination:	Determination Pending, Environmental analysis to be conducted prior to any discretionary action
	Historic Status:	OCHS Rating: F3
	City Council District:	3
	Finality of Decision:	No decision by DRC; receive public testimony and provide comments on design.
	For Further Information:	Contact case planner Michele Morris at 510-238-2235 or by e-mail at mmorris2@oaklandca.gov

#3	Location:	5212 Broadway California College of Arts
	Assessor's Parcel Number:	014-124-300-101
	Proposal:	Redevelopment of the site as a 510 unit Planned Unit Development (PUD) project including the following: 1. Development of two buildings ranging in height from 45 feet to 90 feet. Building 1: Mixed use, 248 residential units and 6,982 Square Feet (SF) of commercial space, 233 parking spaces, 248 bicycle spaces, Building 2: Residential, 262 units, 35 parking spaces, 262 bicycle spaces. 2. Preservation and renovation of Carriage House (2,612 SF), Macky Hall (7,700 SF), Macky lawn (10,718 SF), the entry staircase, gate, Broadway wall, view corridor and art icons within the Treadwell Estate Landmark Designation. 3. Demolition of 10 buildings comprising the California College of the Arts Campus Historic District.



	<p>4. Establishment of Private Open Space with Public Access (29,310 SF) and Public Event Space within the open space (14,263 SF) and on the first floor of Carriage House (1,487 SF).</p> <p>5. General Plan Amendment: Change from Institution Land Use to Community Commercial Land Use.</p> <p>6. Rezoning: Change from Mixed Use Residential (RM-3) and Neighborhood Center Commercial (CN-1) to Community Commercial (CC-2). Height change from 35 feet to 90 feet.</p> <p>7. Design Guidelines for demolition and redevelopment of the campus.</p>
Applicant:	Arts Campus LLC
Phone Number:	415-489-1313
Owner:	California College of the Arts
Case File Number:	PLN 20141, ER19003
Planning Permits Required:	Planned Unit Development, Design Review, Rezone, General Plan Amendment, Variance, Conditional Use Permit
General Plan:	Institutional, Urban Residential
Zoning:	CN-1, RM-3
Environmental Determination:	Environmental Impact Report (EIR) is required, which is currently being prepared.
Historic Status:	Landmark, API, Campus District including 12 buildings: 4 A1+.4 B1+, and 4 C1+
City Council district:	1
Status:	Under Review
Staff Recommendation:	Review and identify issues to be addressed
Finality of Decision:	Oakland City Council
For further information:	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandca.gov . Phone: 510-238-3911 Fax: 510-238-4730

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: November 30, 2022