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**Design Review Committee**

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

**September 22, 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: Sep 22, 2021 03:00 PM Pacific Time (US and Canada)

Topic: September 22, 2021 Design Review Committee Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/81022374674>

Or One tap mobile :

US: +14086380968,,81022374674# or +16699006833,,81022374674#

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: 810 2237 4674

International numbers available: <https://us06web.zoom.us/j/81022374674>

**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>Surface Parking lot at 0 Tucker Street (corner of Tucker Street and International Boulevard)</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>047-5596-005-00</b>
	<b>Proposal:</b>	Construction of a one-story, 2,200 square-foot commercial building to accommodate a café, a drive-through lane, and associated site improvements.
	<b>Applicant:</b>	Durant Square LLC
	<b>Contact Person/ Phone Number:</b>	Frank Coda / Green Farrow (914) 393-8293
	<b>Owner:</b>	Durant Square LLC
	<b>Case File Number:</b>	PLN20074
	<b>Planning Permits Required:</b>	Regular Design Review for new construction; Major Conditional Use Permit for a Drive-Through Non-Residential Facility. Minor Conditional Use Permit to allow activities listed as prohibited but permitted or conditionally permitted on nearby lots in adjacent zone. Minor Variance to allow a 33-foot front setback where 10 feet is the maximum allowable.
	<b>General Plan:</b>	Community Commercial
	<b>Zoning:</b>	CC-2 (Community Commercial) - 2 Zone / RM-2 (Mixed Housing Types Residential-2) Zone
	<b>Environmental Determination:</b>	Pending
	<b>Historic Status:</b>	Not a Potential Designated Historic Property (PDHP)
	<b>City Council District:</b>	7
	<b>Finality of Decision:</b>	Pending
	<b>For Further Information:</b>	Contact <b>Jose M. Herrera-Preza</b> at <b>(510) 238-3808</b> or <a href="mailto:jherrera@oaklandca.gov">jherrera@oaklandca.gov</a>



<b>2.</b>	<b>Location:</b>	<b>Brooklyn Basin (including 845 Embarcadero, 1- 9<sup>th</sup> Ave)</b>
	<b>Accessor’s Parcel Number:</b>	018-0430-001-14, 018-0460-004-06, 08, and 11, and 018-0465-002-06, 12, 15, 27, 29, and 30
	<b>Proposal:</b>	Public Hearing on the proposed Modifications to the Brooklyn Basin Marina Expansion Project. The Project Modifications include an increase of 600 residential units (for a Project site total of up to 3,700 units), allowance to relocate planned tower sites, an update to the parking ratios, and an expansion of the approved marina infrastructure and operation including increasing the number of slips by 158, and marina improvements to accommodate a water taxi/shuttle service.
	<b>Applicant:</b>	Zarsion-OHP 1, LLC, Eric Harrison
	<b>Phone Number:</b>	(510) 251-9280
	<b>Owner:</b>	Zarsion-OHP 1, LLC
	<b>Case File Number:</b>	PUD06010-R02
	<b>Planning Permits Required:</b>	CEQA review, General Plan Amendment, Zoning Code Amendment, Revision to the Preliminary Development Plan for the PUD, Development Agreement Amendment, Conditional Use Permit
	<b>General Plan:</b>	Planned Waterfront Development
	<b>Zoning:</b>	Oak to Ninth District Zone (D-OTN) (previously known as Planned Waterfront Zoning District (PWD-4))/ OS/RSP
	<b>Environmental Determination:</b>	Preparation of Final Supplemental Environmental Impact Report underway.
	<b>Historic Status:</b>	9 <sup>th</sup> Avenue Terminal Building OCHS Rating “A”
	<b>City Council District:</b>	2 – Nikki Fortunato Bas
	<b>Status:</b>	Under Review
	<b>Staff Recommendation:</b>	Receive public and DRC comments on the design of the proposed project modifications.
	<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>Catherine Payne</b> at (510) 915-0577 or by e-mail at <a href="mailto:cpayne@oaklandca.gov">cpayne@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:**

October 27, 2021