



Oakland City Planning Commission

AGENDA

Design Review Committee

Jahmese Myres, Chair
Clark Manus
Amanda Monchamp

August 8, 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.oaklandnet.com by searching "Frequently Visited Pages" located on the City of Oakland Homepage. Clicking on "Planning Commission Meetings" will open a menu of Planning Commission and Committee Agendas. Staff reports are available by clicking on the highlighted case file 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。



Location:	1900-1944 Broadway
Assessor's Parcel Number(s):	008-0638-005-00; 008-0638-006-03; and 008-0638-007-10
Proposal:	Design input regarding a previously approved new 38-story building (plus rooftop amenities) with 452 residential units and approximately 96,300 square feet of office and retail space. The project also includes reconditioning an existing four story, historically-rated (Cb+1+) building and demolishing a one story commercial building that has no historic rating.
Applicant/Owner:	Seth Hamalian, 19 th and Bway Associates, LLC
Case File Number:	PLN15179-R02
Planning Permits Required:	On June 20, 2018, the Planning Commission approved the following entitlements: Design Review approval for new construction in a CBD zone; Major Conditional Use Permit for new construction over 250 feet in height or 200,000 square feet in floor area; Minor Conditional Use Permits for a reduction of the parking requirement in the CBD zone and a reduction in the size of a loading berth; and a Minor Variance for a reduction of the number of loading berths from two to one.
General Plan:	Central Business District
Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone
Environmental Determination:	Exempt, State CEQA Guidelines Sections 15332 – In-fill projects and 15183 - Projects consistent with a community plan, general plan, or zoning.
Historic Status:	Existing building at the corner of 19th Street and Broadway is rated Cb+1+ and the site is within the Uptown Commercial Area of Primary Importance. This building will be refurbished as part of this project.
City Council District:	3
For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov .

Location:	2201 Valley Street
Assessor's Parcel Number(s):	008-0658-009-01 and -010-00
Proposal:	Design Review discussion for a proposed development that would include a new 450 tall office building including approximately 760,000 square feet of office.
Applicant:	TMG Partners
Contact Person/Phone Number:	Denise Pinkston (415) 772-5900
Owner:	BA1 2201 Valley LLC & Mash Petroleum
Case File Number:	PLN18115
Planning Permits Required:	Regular Design Review for new construction; Major Conditional Use Permit for a development in excess of 200,000 square feet and greater than 250 feet in height; and Minor Variances for loading berths (6 required; 3 proposed) and tower dimensional regulations.
General Plan:	Central Business District
Zoning:	CBD-P, Height Area 6
Environmental Determination:	Pending
Historic Status:	Not a historic property
City Council District:	3
Action to be Taken:	Receive comments on the design of the building from the Committee members and public.
Finality of Decision:	No decision is being made on the development application
For Further Information:	Contact Case Planner Pete Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

ADJOURNMENT

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

NEXT REGULAR MEETING

June 27, 2018