



Oakland City Planning Commission

AGENDA

Design Review Committee

Jahmese Myres, Chair
Clark Manus
Amanda Monchamp

November 28, 2018

Regular Meeting

CONVENE 4:00pm, Council Chambers, 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.oaklandca.gov by searching "Design Review Committee." Staff reports are available by clicking on the highlighted Case File/Item 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。



1.	Location:	6733 Foothill Blvd
	Assessor's Parcel Number(s):	039-327-400505; 039-327-100505; 039-327-401608;039-327-4019-00; 038-327-401700
	Proposal:	The proposal is for new construction for an Aspire K-8 Charter School and 204 units of affordable housing with 115 parking stalls. The housing provides 50% low income and 50% very low income units. The project qualifies for a density bonus to allow 204 units rather than 179 units. It also qualifies for waivers for building height (75 feet instead of 45'), maximum height with 10 feet of the Bancroft property line (75 feet rather than 30 feet), maximum number of stories (5 stories instead of 4 stories) and group usable open space (22,289 sf rather than 30,600 sf). The project also requests a concession to allow a mix of civic (school) and residential activities in one project and a concession for exemption from LEED New Construction Standards.
	Applicant:	Chris Grant/TPC CS Holdings, LLC
	Contact Person/ Phone Number:	Chris Grant (208) 577-2768
	Owner:	TPC CS Holdings LLC
	Case File Number:	PLN18030
	Planning Permits Required:	Design Review; Tentative Parcel Map to Merge Parcels
	General Plan:	Community Commercial
	Zoning:	CC-2
	Environmental Determination:	Exempt, Section 15183: Projects Consistent with a Certified EIR
	Historic Status:	N/A
	City Council District:	6
	Finality of Decision:	Planning Commission
	For Further Information:	Contact Case Planner Rebecca Lind, Planner III at (510) 238-3472 or by email at rlind@oaklandca.gov .

2.	Location:	Brooklyn Basin (formerly known as "Oak to 9th Avenue"); specifically, Parcel G
	Assessor's Parcel Number(s):	APN 018-0465-002-04
	Proposal:	Final Development Permit (FDP) for Parcel G, including 356 residential units and up to 42,600 sf ground-floor commercial space in an 86-foot tall building.
	Applicant:	Zarsion America Inc., Patrick Van Ness.
	Contact Person/ Phone Number:	Patrick Van Ness
	Owner:	ZOHP
	Case File Number:	PLN18325
	Planning Permits Required:	FDP, compliance with CEQA, variance request for parking reduction
	General Plan:	Planned Waterfront Development-1
	Zoning:	Planned Waterfront Zoning District (PWD-4)/D-OTN-4
	Environmental Determination:	Final EIR certified on January 20, 2009
	Historic Status:	Non-Historic Property
	City Council District:	2 – Abel Guillen
	Finality of Decision:	NA
	For Further Information:	Contact case planner Dara O'Byrne at (510) 238-6983 or by e-mail at do'byrne@oaklandca.gov .



3.	Location:	500 Kirkham Street. The property is bounded by 7th Street, Union Street and 5th Street, and is located east from the West Oakland BART Station.
	Assessor's Parcel Number(s):	004-0049-008-00; -009-00; -010-00 & 004-0051-018-02
	Proposal:	To construct two detached eight and nine-story buildings and one detached 23-story building consisting of 1,032 residential units with ground floor retail and flex space commercial areas, parking garage, courtyards, roof deck, terraces and pedestrian commercial pathways.
	Applicant:	Panoramic Interests, Zac Shore
	Contact Person/ Phone Number:	(415) 701-7002
	Owners:	500 Kirkham, LLC
	Case File Number:	PLN17428-PUDF07
	Planning Permits Required:	Conditional Use Permits for Planned Unit Development (PUD); Regular Design Review for new construction; and Tentative Parcel Map Subdivision to subdivide three new parcels.
	General Plan:	Community Commercial / West Oakland Specific Plan (WOSP)
	Zoning:	S-15W Transit-Oriented Development Zone
	Environmental Determination:	Under Review
	Historic Status:	Non-Historic Property
	City Council District:	3
	Finality of Decision:	Referral for Review by the Design Review Committee
	For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov .

4.	Location:	1750 Broadway
	Assessor's Parcel Number(s):	008-0623-013-00
	Proposal:	To construct a mixed-use high-rise development consisting of a 37-story, 307 residential units and approximately 5,000 square feet of commercial space including a five-level parking garage for 170 parking spaces to be accessed from 19 th Street.
	Applicant:	Rubicon Point Partners, Chris Relf
	Contact Person/ Phone Number:	(415) 500-6410
	Owners:	1750 Broadway LLC
	Case File Number:	PLN18369
	Planning Permits Required:	Conditional Use Permit for development over 200,000 square feet in floor area; Regular Design Review for new building construction.
	General Plan:	Central Business District
	Zoning:	CBD-P & CBD-C (Central Business District Pedestrian & Commercial)
	Environmental Determination:	Under Review
	Historic Status:	Non-Historic Property
	City Council District:	3
	Finality of Decision:	Provide comments to applicant and staff.
	For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov .

ADJOURNMENT

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

NEXT REGULAR MEETING

December 12, 2018