



# Oakland City Planning Commission

AGENDA

## Design Review Committee

Jahmese Myres, Chair  
Clark Manus  
Amanda Monchamp

April 25, 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.

### NEW BUSINESS

Staff reports are available on-line, generally one week prior to each meeting, at [www.oaklandnet.com](http://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**.

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*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。



<b>1.</b>	<b>Location:</b>	<b>500 Kirkham St (bounded by 7<sup>th</sup> St, Union St, and 5<sup>th</sup> St)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>004-0049-001-00; 004-0049-003-01; 004-0051-018-02</b>
	<b>Proposal:</b>	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, surface parking lot for eight parking spaces, courtyards, roof deck, terraces, pedestrian commercial pathways including an amenity and outdoor pop-up retail space.
	<b>Applicant:</b>	Zac Shore, Panoramic Interests (415) 701-7002
	<b>Owner:</b>	500 Kirkham, LLC
	<b>Case File Number:</b>	<b>PLN17428-PUDF07</b>
	<b>Planning Permits Required:</b>	Conditional Use Permits for Planned Unit Development (PUD); Regular Design Review for new construction; and Tentative Parcel Map Subdivision to subdivide three new parcels.
	<b>General Plan/Specific Plan:</b>	Community Commercial/West Oakland Specific Plan
	<b>Zoning:</b>	S-15W, Transit-Oriented Development Zone
	<b>Environmental Determination:</b>	Under Review
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Provide comments and direction to Applicant and Staff
	<b>For Further Information:</b>	For further information contact Case Planner <b>Mike Rivera</b> at <b>(510) 238-6417</b> or by email at <a href="mailto:mriviera@oaklandnet.com">mriviera@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b>	<b>2100 Telegraph Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008-0648-001-00; -011-03; -016-03; -017-00; &amp; -018-00</b>
	<b>Proposal:</b>	Design Review discussion for two potential final development plans for the entirety of the Eastline Project Planned Unit Development. The applicant is requesting to process each development scheme for the property concurrently. The site encompasses the entire city block between Broadway, Telegraph Avenue, 21st and 22nd Streets. The different development plans are as follows:  <b>Scheme A</b> – Proposal would include a mixed-use development with approximately 85,000 square feet of ground floor retail, approximately 18,000 square feet of community and/or assembly space, approximately 880,000 square feet of office in a mid-rise building varying from 12 to 16 stories, and 395 dwelling units within a high-rise tower of approximately 400 feet in height at the corner of Broadway and 22nd Street. Case Number PLN16440-PUDF01.  <b>Scheme B</b> – Proposal would include a mixed-use development with approximately 72,000 square feet of ground floor retail, approximately 23,000 square feet of community and/or assembly space, and approximately 1,600,000 square feet of office use. The building would include mid-rise massing for most of the site from 12 to 16 stories and a large office tower along the Broadway frontage that would be 28 stories and reach a height of approximately 420 feet. Case Number PLN16440-PUDF02.
	<b>Applicant:</b>	W/L Telegraph Holdings JV, LLC
	<b>Contact Person/Phone Number:</b>	Andrew Haydel / Lane Partners - (650) 838-0100
	<b>Case File Number:</b>	<b>PLN16440-PUDF01 &amp; PLN16440-PUDF02</b>
	<b>Planning Permits Required:</b>	Planned Unit Development (PUD) & Final Planned Unit Development (Final Development Plan – PUDF)
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P
	<b>Environmental Determination:</b>	Draft Environmental Impact Report was published for a 45-day review period from December 22, 2017 to February 5, 2018.
	<b>Historic Status:</b>	495 22nd Street, Kwik Way #2, constructed circa 1953-54 which does not contain an OCHS rating as a PDHP (rating of *3), but has been determined to be eligible for the California Register and is therefore a CEQA historic resource.
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Receive public and Committee member comments on the proposed design of the two Final Development Plans being proposed
	<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at <b>(510) 238-6167</b> or by email at <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a> .

ADJOURNMENT

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

NEXT REGULAR MEETING

May 23, 2018