



Oakland City Planning Commission
Design Review Committee

Jonathan Fearn, Chair
Clark Manus
Ron Jones

AGENDA (Online)
May 25, 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: May 25, 2022 03:00 PM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83792093054>

Or One tap mobile :

US: +14086380968,,83792093054# or +16699006833,,83792093054#

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 or **877**
853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or
833 548 0282 (Toll Free)

Webinar ID: 837 9209 3054

International numbers available: <https://us06web.zoom.us/j/83792093054>

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	Location:	Lake Merritt Bart (51 9th Street)
	Assessor's Parcel Number:	001 016900100
	Proposal:	The proposed project is a Final Development Permit application for Lake Merritt Bart Block One, Phase One, Building B and Horizontal improvements, part of the previously approved Planned Unit Development (PUD) for Lake Merritt Bart, located on 51 9th Street (APN 001 016900100). The Lake Merritt Bart PUD was approved on May 19, 2021. This is the first Final Development Permit application for the development at Lake Merritt Bart. Phase One includes Building B & Block One; the proposal is for vertical interventions of a 97-foot, 4-inch tall building with up to 97 residential units, 3,218 square feet of ground-floor commercial space, and related ancillary uses. Additionally, horizontal interventions are proposed for hard landscaping of Block One and the perimeter public ROW. The applicant requests design review prior to consideration of the Final Development Permit by the Planning Commission.
	Applicant:	East Bay Asian Local Development Corporation (EBALDC), James Perez
	Phone Number:	(510) 512-2444
	Owner:	San Francisco Bay Area Rapid Transit District (BART)
	Case File Number:	PLN20108-PUDF01 & PLN20108-PUDF02
	Planning Permits Required:	Final Development Plans
	General Plan:	Central Business District
	Zoning:	Lake Merritt Station Area District Pedestrian - 2 Commercial Zone (D-LM-2)
	Environmental Determination:	TBD
	Historic Status:	n/a
	City Council District:	2 – Nikki Fortunato Bas
	Status:	Under Review
	Staff Recommendation:	Receive public and DRC comments on the design of the proposed project Final Development Plan, phase one.
	Finality of Decision:	No decision requested by DRC; Receive public testimony and provide comments on design.
	For further information:	Contact case planner Karen August by e-mail at kaugust@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 one of two design schemes: (1) a 25-story, 400-foot high, 520,335 square foot commercial tower with a parking garage consisting of one level under ground and three levels above ground, or (2) an 17-story, 280-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 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
	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

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: June 22, 2022