



Oakland City Planning Commission
Design Review Committee

Jonathan Fearn, Chair
Clark Manus
Ron Jones

AGENDA (Online)
November 30, 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: Nov 30, 2022 03:00 PM Pacific Time (US and Canada)

Topic: November 30, 2022 Design Review Committee Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88693720094>

Or One tap mobile :

US: +16694449171,,88693720094# or +16699006833,,88693720094#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 669 900 6833 or +1 408 638 0968 or +1 346 248 7799 or +1 719 359 4580 or +1 253 215 8782 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 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: 886 9372 0094

International numbers available: <https://us06web.zoom.us/j/88693720094>

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 Haneefah Abdur-Rasheed at oaklandplanningcommission@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 Haneefah Abdur-Rasheed at oaklandplanningcommission@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:	1842 - 1904 Adeline Street, Oakland, CA, 94607
	Assessor's Parcel Number(s):	005 -0406-030-00; 005 -0406-030-00; 005 -0406-032-00
	Proposal:	To demolish an existing religious facility, merge three lots into one, and construct a 35-foot-tall (36,017 square-foot, four-story) building consisting of 50 affordable senior housing units (including 15 efficiency units), with a ground floor community room, and off-street parking spaces.
	Applicant:	Steven Kodama / (510)219-9961
	Owner:	Gerald Agee Ministries – Friendship Community Development Corp
	Case File Number:	PLN18202
	Planning Permits Required:	Major Conditional Use Permit (CUP) for seven or more residential units in the RM-4 Zone (50 units proposed); Minor CUP for a 75% density bonus for senior housing; Regular Design Review for new construction; and Parcel Map Waiver to merge three lots into one.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4 Mixed Housing Residential Zone
	Environmental Determination:	A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions: 15332- Infill Exemption; 15183-Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15162 & 15164 – Addenda to the City of Oakland General Plan Land Use and Transportation Element (LUTE)(1998); Housing Element (2007-2014); West Oakland Redevelopment Plan (2003); and West Oakland Specific Plan (2014) EIRs.
	Historic Status:	Non-Historic Property
	City Council District:	3
	Finality of Decision:	Project previously approved at the December 26, 2022, Planning Commission. Hearing at the Design Review Committee required to fulfill Condition of Approval #24.
	For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@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: December 14, 2022