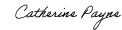




Michele T. Morris, Planner III

Reviewed by:


Catherine Payne  
Development Planning Manager

## Supplemental Report #2 PLN20124, 1431 Franklin Street Office Tower Project

Approved for forwarding to the  
City of Oakland Planning Commission:

Edward Manasse (Mar 30, 2023 10:12 PDT)  
Edward Manasse, Deputy Director  
Bureau of Planning

### BACKGROUND

#### *Planning Commission Review*

At the February 2, 2023 Planning Commission meeting, the committee continued the project until the February 15, 2023 Planning Commission meeting. At the February 15<sup>th</sup> meeting, public comment was heard, however, commissioners unanimously decided to continue the item to the April 5, 2023 meeting to allow the applicant to conduct outreach with neighbors and community members interested in the project. Commissioners expressed interest in analysis of the project in terms of the “no net loss” of potential housing sites as identified on the certified 2023 Housing Element of the City of Oakland’s General Plan, and pursuant to California Government Code Section 65863 (b)(2).

### REQUIRED FINDINGS

#### **CALIFORNIA GOVERNMENT CODE SECTION 65863 (B)(2)**

**If a city, county, or city and county, by administrative, quasi-judicial, legislative, or other action, allows development of any parcel with fewer units by income category than identified in the jurisdiction’s housing element for that parcel, the city, county, or city and county shall make a written finding supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction’s share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction’s share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.**

*The City of Oakland adopted its current 2023-2031 Housing Element on January 31, 2023. The City is currently in Year 1 of the current housing element cycle, which means that it has not yet reported any progress for the current housing element cycle in Table B of its Annual Progress Report. Therefore, for purpose of these findings, the City assumes that all of the City's Regional Housing Needs Allocation remains to be fulfilled.*

*The City has not identified any other 2023-2031 Housing Element sites that have been allowed for development at densities less than identified in the Housing Element.*

*The project site, 1431 Franklin Street, is identified as a Housing Element Opportunity Site, in the City of Oakland 2023-2031 Housing Element. The Housing Element identifies the site as available to accommodate 315 residential dwelling units, including 26 lower income units. This project proposes to construct zero (0) residential dwelling units, resulting in a net loss of 289 above moderate-income units and 26 lower income units. However, the City's Housing Element included a "buffer" of at least fifteen percent across income categories to ensure that if certain identified sites were not developed at the realistic capacity, that there would remain a sufficient number of units available to meet Oakland's Housing Needs*

*Oakland's lower income regional housing needs assessment is 10,261 dwelling units while Oakland's site inventory identified a capacity for 11,922 lower income units, a surplus of 1,661 units. (See Housing Element, Appendix C, Table C-2.) Thus, the City finds that there are adequate sites to meet the city's remaining housing allocation for lower income units. Upon project approval, Oakland's lower income surplus would be reduced by 26 units to 1,635 units.*

*Oakland's moderate income regional housing needs assessment is 4,457 dwelling units while Oakland's site inventory identifies a capacity for 5,286 moderate income units, a surplus of 829 units. (See Housing Element, Appendix C, Table C-2.) As a result, the City finds that there are adequate sites to meet the city's remaining housing allocation for moderate-income units. Upon project approval, Oakland's moderate-income surplus would be reduced by 0 units to 829 units.*

*Similarly, Oakland's above moderate-income regional housing needs assessment is 11,533 dwelling units while Oakland's site inventory identified a capacity for 17,623 above moderate-income units, a surplus of 6,090 units. (See Housing Element, Appendix C, Table C-2.) Thus, the City finds that there are adequate sites to meet the City's remaining housing allocation were those above moderate-income units to not be built on this site.*

*Given that the City has this significant buffer, no additional steps would be required were this project to be approved.*









# Supplemental Report #2 to PLN20124 for PC Meeting 04-05-2023 v2

Final Audit Report

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