



Design Review Committee

Adhi Nagraj, Chair
Clark Manus
Chris Pattillo

December 14, 2016

Regular Meeting

Notice – Staff reports are now available on-line. See web site download instructions below.

CONVENE

4:00pm, 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 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**.

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. 277 27th Street (24th & Harrison); Design Review discussion for a mixed use development containing 437 dwelling units in a high rise over a building base containing approximately 65,000 square feet retail and structured parking. The site is Priority Development Site 4B of the Broadway Valdez Specific Plan Area and the project was approved by the Planning Commission on August 17, 2016 with a condition of approval to return to the Design Review Committee to further refine the building exterior. This case is under appeal and scheduled to be heard by the City Council on November 29, 2016. **Case Number PLN16080.** For further information contact **Pete Vollmann** at (510) 238-6167 or by e-mail at pvollmann@oaklandnet.com.

2. 1431 Jefferson Street. APNs: 003-0071-018-01 & 003-0071-019-00. **Case Number: ZP160026.** Zoning Districts: CBD-P & CBD-X. General Plan: Central Business District-Downtown. To construct an 18-story, 276 room hotel with ground-floor retail and a four-level parking garage above grade on a 17,640 square foot parcel. For further information regarding this proposal contact the case Planner, **Mike Rivera** at (510)238-6417 or by email at mrivera@oaklandnet.com.
 Note : This application was previously reviewed by the Design Review Committee on the October 26, 2016 public meeting. The Committee recommended the applicant to consider the comments provided at the meeting and asked to return for further review.

3. Oak Knoll Mixed Use Community Plan Project; 8750 Mountain; bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 (roadway easement), 043A-4675-003-30 (roadway easement) 048-6865-002-01, and 043A-4675-74-01.

Design Review discussion of a proposal to redevelop the former Oak Knoll Naval Medical Center (NMCO) site. The master plan proposes construction of 935 residential units, a “Village Center” with 72,000 square feet of neighborhood serving retail and commercial uses, and relocation of the historic Club Knoll building for commercial uses (10,000 square feet) and community space (4,000 square feet). The project would also include restoration of Rifle Range Creek, approximately 83 acres of open space, and trails, paths and bicycle routes. The project would be constructed in three (3) phases.

The Project is requesting, but is not limited to the following permits: a Planned Unit Development for the entire site, a Final Development Permit for the Phase 1 site improvements (grading, roads, utilities, landscaping and entry monuments), Vesting Tentative Tract Map, Creek Protection Permit, and Rezoning of the Site

The Project does not include the Seneca or the Credit Union parcels which are out parcels located within the site.
Case Number: PLN15378, PLN15378-PUDF01, ER15004. For further information contact **Scott Gregory**, contract planner at (510) 535-6690 or **Heather Klein**, Planner III at (510) 238-3659 or by e-mail at hklein@oaklandnet.com.

MINUTES November 30, 2016.

ADJOURNMENT By 7:30 P.M. unless a later time is agreed to by a quorum of the Committee.

NEXT REGULAR MEETING: January, 25, 2017