



Design Review Committee

*Colland Jang, Chair
Michael Lighty
Suzie W. Lee*

OCTOBER 26, 2005

Regular Meeting

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

CONVENE

5:00 P.M.

Hearing Room 1, City Hall

One Frank Ogawa Plaza

ROLL CALL

APPROVAL OF MINUTES

DISCUSSION

1. Red Star Residential Project (1396 – 5th Street): Design review of final design for a previously approved proposal to construct a new mixed-use building containing 119 residential units and 3,850 sq. ft. of commercial space. The case file number is [CMDV05-166](#). For further information, contact the case planner, Darin Ranelletti, Planner III, at (510) 238-3663 or by e-mail at dranelletti@oaklandnet.com.

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 Community and Economic Development Agency, Planning and Zoning Division, at 510-238-3941.

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**.

♿ 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 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.



2. 311 2nd Street- Preliminary design review of a proposal to construct an 8-story, mid-rise building containing 111 units and 2 ground floor live/work spaces. The applicant is requesting a Major Design Review permit for a project over 25,000 sq. ft. of floor area, Minor Conditional Use Permit for parking within 75' from the front lot line, Minor Variances for the setback; for the minimum courtyard width, and for parking dimensions when adjacent to a wall or other obstruction. The case file is **ZP05-0137**. For further information, contact case planner **Heather Klein** at **510-238-3659** or by email at hklein@oaklandnet.com.
3. 176, 198 11th Street and 1110 Jackson Street- Preliminary design review of a proposal to construct a 22-story, high-rise building containing 275 units and 3,660 sq. ft. of ground floor retail. The applicant is requesting a Major Conditional Use Permit for development over 100,000 sq. ft. of new floor area and over 120' in height, Interim Conditional Use Permit for a project that exceeds the density permitted by zoning but consistent with the General Plan, Minor Conditional Use Permit for General Retail Sales, Minor Variances for the front, and side setback; for the minimum courtyard width, and for parking dimensions when adjacent to a wall or other obstruction. The case file is **CMDV05-487**. For further information, contact case planner **Heather Klein** at **510-238-3659** or by email at hklein@oaklandnet.com.
4. 116 6th Street- Preliminary design review of a proposal to construct an 11-story, high-rise building containing 80 units. The applicant is requesting an Interim Conditional Use Permit to exceed the density permitted by zoning but allowed by the General Plan, Minor Variances for the rear setback and parking dimensions when adjacent to a wall or other obstruction. The case file is **ZP05-0116**. For further information, contact case planner **Heather Klein** at **510-238-3659** or by email at hklein@oaklandnet.com.
5. 2315 Valdez Street, 320-326 23rd Street, and 2330 Webster Street- Preliminary design review of the Upper Lake Merritt Project, a proposal to construct a 22-story, high-rise building containing 281 units and 10,444 sq. ft of ground floor retail. The case file is **ZP05-0135**. This project was originally approved on January 23, 2002 as case file CMDV01-334. Revisions were approved on January 19 as case file REV03-0001. For further information, contact case planner **Heather Klein** at **510-238-3659** or by email at hklein@oaklandnet.com.

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.

ADJOURNMENT

NEXT REGULAR MEETING: