



***Design Review Committee***

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

**December 14, 2005  
Regular Meeting**

**REVISED**

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

**CONVENE**

**4:00 P.M.**

**Hearing Room 1, City Hall  
One Frank Ogawa Plaza**

**ROLL CALL**

**APPROVAL OF MINUTES**

**DISCUSSION**

1. The Oakland City Center “Block T12” project is proposed on the block bounded by Martin Luther King, Jr. Way to the west, 12<sup>th</sup> Street to the north, Jefferson Street to the east, and 11<sup>th</sup> Street to the south and entails the redevelopment of the project site to include 450 townhouse-style and condominium units located within two high rise towers, one with up to 24 stories (250’) and the other with up to 21 stories (250’). Three underground parking levels are also proposed containing at least 450 stalls. The applicant will be seeking from the Planning Commission a Final Development Plan; however, in this instance the applicant requests Design Review comments on the preliminary site layout, design and landscaping, including frontage improvements in the public right-of-way. For further information, contact Rick Tooker by e-mail at [ricktooker@sbc.globalnet](mailto:ricktooker@sbc.globalnet).

***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](http://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. [Zephyr Gate](#) is a project by [Pulte Homes](#) Corporation proposing 130 townhouse-style residential condominium units located on the west side of Wood Street (006-0029-001-02) between 12<sup>th</sup> Street and the westerly terminus of 14<sup>th</sup> Street. The project is designed with 16 individual buildings, each of which comprises between seven and eleven 3-story units. Unit sizes range between 970 square feet (2-bedroom/2 ½-bath units) and 1,500 square feet (3-bedroom/3 ½-bath units). Approximately 246 covered parking spaces are spread among 16 buildings, which include a 300 square foot one-car garage for 14 units and a 400 square foot two-car garage for 116 units accessed off the private driveways or vehicle courtyards at the rear of each building. Guest parking is provided on 12<sup>th</sup> Street with 13 angled spaces, Wood Street with 7 parallel and 16 angled spaces, and 14<sup>th</sup> Street with 30 perpendicular spaces. Approximately 22,548 square feet of common open space will be provided in three large “paseos” and a central green space, not including a large pocket park located in the 14<sup>th</sup> Street extension north of Wood Street. The applicant will be seeking from the Planning Commission a Preliminary/Final Development Planned and Tentative Subdivision Map; however in this instance the applicant requests preliminary Design Review comments on the site layout, design and landscaping, including the proposed frontage improvements in the public right-of-way and 14<sup>th</sup> Street extension and pocket park. For further information, contact Rick Tooker by e-mail at [ricktooker@sbc.globalnet](mailto:ricktooker@sbc.globalnet).
  
3. This is the first to two design review meetings on the [Oak to Ninth Mixed Use Project](#). The project, proposed on a 64.2 acre site, includes up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, up to 3,950 parking spaces, 28.4 acres of parks and public open space, two renovated marinas (total 170 boat slips), and a wetlands restoration area. The existing buildings on the site will be demolished with the exception of a portion of the Ninth Avenue Terminal shed buildings and the Jack London Aquatic Center. The project sponsor is requesting design review comments on the Preliminary Development Plan and the Vesting Tentative Subdivision Map. This first design review meeting will focus on site planning, access and circulation, public streets, parking, view corridors, gateways, parks, and the integration of the proposed development areas with the public realm. For further information, contact Marge Stanzione at (510) 238-4932 or by email at [mstanzione@oaklandnet.com](mailto:mstanzione@oaklandnet.com)  
[Staff Report](#)  
[Attachment A, Attachment B, Attachment C](#)  
[Preliminary Development Plan](#)

***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:***

7:00 P.M.  
Meal Gathering  
Garibaldis Restaurant  
5356 College Avenue  
Oakland, CA 94618

Open to the public at no charge. (Members of the Public must pay for their own meals if desired. Purchase of meal is not required to attend.)