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**Design Review Committee**

*Clark Manus, Chair  
Jonathan Fearn  
Tom Limon*

**April 28, 2021  
SPECIAL Meeting**

**CONVENE**

**3:00 PM**

**Via: Tele-Conference**

PURSUANT TO THE GOVERNOR’S EXECUTIVE ORDER 4-29-20, ALL MEMBERS OF THE DESIGN REVIEW COMMITTEE OF THE PLANNING COMMISSION AND PLANNING BUREAU PERSONNEL WILL JOIN THE MEETING 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 Design Review Committee meeting:**

You are invited to a Zoom webinar.

When: Apr 28, 2021 03:00 PM Pacific Time (US and Canada)

Topic: April 28, 2021 Design Review Committee

Please click the link below to join the webinar:

<https://zoom.us/j/97736299117>

Or One tap mobile :

US: +16699006833,,97736299117# or +14086380968,,97736299117#

Or Telephone:

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

US: +1 669 900 6833 or +1 408 638 0968 or +1 346 248 7799 or +1 253 215 8782  
or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 977 3629 9117

International numbers available: <https://zoom.us/j/97736299117>

**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 Desmona R. Armstrong at [Darmstrong@oaklandca.gov](mailto:Darmstrong@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**

1. Staff reports are available online, generally by 5:00 p.m. the Friday before the meeting, at [www.oaklandca.gov](http://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 Desmona Armstrong at [Darmstrong@oaklandca.gov](mailto:Darmstrong@oaklandca.gov).
2. 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.
3. Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Desmona Armstrong at [Darmstrong@oaklandca.gov](mailto:Darmstrong@oaklandca.gov) at least **48 hours** prior to the meeting. We are unable to accommodate late material, at this time.

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**ROLL CALL**

**DRC SECRETARY RULES OF CONDUCT**

**OPEN FORUM**

**COMMITTEE MATTERS**

**NEW BUSINESS**

Staff reports are available on-line, generally one week prior to each meeting, at [www.oaklandca.gov](http://www.oaklandca.gov) by searching “Design Review Committee.” Staff reports are available by clicking on the highlighted Case File/Item number.

For further information, please email [darmstrong@oaklandca.gov](mailto:darmstrong@oaklandca.gov).



<b>1.</b>	<b>Location:</b>	<b>1925 Brush Street</b>
	<b>Assessor's Parcel Number(s):</b>	003 004700901
	<b>Proposal:</b>	Demolish an existing industrial building and construct a three-story building with 18 townhomes. The project includes nine parking spaces and a car share parking space.
	<b>Applicant:</b>	Alex Walter, Riaz Development
	<b>Contact Person/ Phone Number:</b>	Alex Walter (609)707-7644
	<b>Owner:</b>	Snowdrop Patrick LLC
	<b>Case File Number:</b>	PLN20149
	<b>Planning Permits Required:</b>	Major Conditional Use Permit for the construction of more than six dwelling units in the RM-4 Zone; Variance for providing usable open further than 20 feet from the units served; and Regular Design Review approval for new construction and creating new dwelling units.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	Mixed Housing Type Residential (RM) – 4/C Residential Commercial Combining Zone/S-20 Historic Preservation District Combining Zone.
	<b>Historic Status:</b>	Non-contributor to Local Register District; Office of Cultural Heritage Rating Ec3.
	<b>City Council District:</b>	3
	<b>Finality of Decision:</b>	Recommendation to the Planning Commission
	<b>For Further Information:</b>	Please contact Neil Gray at (510)238-3878 or ngray@oaklandca.gov.

**ITEM #2 - Moved from April 28, 2021 PC Agenda to a date Uncertain**

<b>2.</b>	<b>Location:</b>	<b>4265 Foothill Blvd.</b>
	<b>Assessor's Parcel Number(s):</b>	035 235200801
	<b>Proposal:</b>	Gas station remodel and construction of a 1,492-square-foot convenience market and addition of automated car wash.
	<b>Applicant:</b>	NG Grewal One
	<b>Contact Person/ Phone Number:</b>	Navdeep S. Grewal / 510 407 5650
	<b>Owner:</b>	NG Grewal One
	<b>Case File Number:</b>	PLN18376
	<b>Planning Permits Required:</b>	Major Conditional Use Permits (CUPs) for a Convenience Market Commercial Activity and a Drive Through Nonresidential Facility. Minor CUP to add an Automotive Repair and Cleaning Activity. Regular Design Review for new construction.
	<b>General Plan:</b>	Community Commercial

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For further information, please email [dramstrong@oaklandca.gov](mailto:dramstrong@oaklandca.gov).



<b>Zoning:</b>	Community Commercial – 2 Zone
<b>Historic Status:</b>	OCHS Rating: X
<b>City Council District:</b>	5
<b>Finality of Decision:</b>	Planning Commission
<b>For Further Information:</b>	<a href="mailto:jherrera@oaklandca.gov">Contact case planner Jose M. Herrera-Preza @ 510-238-3808 or <a href="mailto:jherrera@oaklandca.gov">jherrera@oaklandca.gov</a></a>

**ADJOURNMENT**

By 5:00 P.M. unless a later time is agreed to by a quorum of the Committee.

**DARA O'BYRNE**  
Planner IV  
Planning and Building Department

**NEXT SPECIAL DRC MEETING:** May 12, 2021