



# Oakland City Planning Commission Design Review Committee

AGENDA  
July 26, 2023  
Regular Meeting

Vince Sugrue, Chair  
Jonathan Fearn  
Josie Ahrens

## DESIGN REVIEW COMMITTEE OF THE PLANNING COMMISSION MEETINGS NOW BEING HELD IN-PERSON

3:00pm

### BUSINESS MEETING

3:00pm

Council Chamber, City Hall, One Frank H. Ogawa Plaza

Persons wishing to address the Committee on any item on the agenda, including Open Forum should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes at the discretion of the Chair. Applicants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **5:30pm**, and the meeting will adjourn no later than **6:00pm**, unless the meeting is extended by the Chair with the consent of a majority of Committee Members present.

Please work with the Case Planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

Staff reports are available online, generally by 5:00pm 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](http://oaklandca.gov)) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please email Deb French at [oaklandplanningcommission@oaklandca.gov](mailto:oaklandplanningcommission@oaklandca.gov).

*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。



Paper staff reports for items listed on this agenda can be requested with advance notice of three days, and will be made available at the Permit Center, 250 Frank H. Ogawa Plaza, Oakland, California 94612, at the cost per copy included in the City of Oakland Master Fee Schedule.

Please note that the descriptions of the applications found below are preliminary in nature.

**While attending Design Review Committee meetings, parking in the Dalziel Building Garage (located on 16<sup>th</sup> St between San Pablo Ave and Clay St) is free. Attendees should see staff at the meeting to validate parking tokens.**

Interested parties are encouraged to electronically submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item directly to the Design Review Committee and/or Case Planner. Email addresses for the Commissioners can be found on the Planning Commission Page on the City of Oakland website: <https://www.oaklandca.gov/teams/design-review-committee-members>. An agenda item Case Planner email address can be found on the item overview within the Agenda.

**MEETING CALL TO ORDER**

**WELCOME BY THE CHAIR**

**ROLL CALL**

**COMMITTEE MATTERS**

**AGENDA DISCUSSION**

**OPEN FORUM**

At this time members of the public may speak on any item of interest that is not on the Agenda within the Committee’s jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes or less if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

**NEW BUSINESS**

<b>#1</b>	<b>Location:</b>	<b>Oak Knoll Development – Parcel 11; 8750 Mountain Boulevard</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>043A467500321</b>
	<b>Proposal:</b>	Design Review discussion for the proposed Oak Knoll Development Parcel 11 Final Development Plan (FDP). The proposal involves the construction of 19 detached single-family residences which requires a Conditional Use Permit (CUP) in the D-OK-3 zone.
	<b>Applicant:</b>	Chris Hall, WHA Inc.
	<b>Contact Person/ Phone Number:</b>	(415) 658-1723 chrish@whainc.com
	<b>Owner:</b>	Oak Knoll Venture Acquisition LLC
	<b>Case File Number:</b>	<b>PLN15378-PUDF05</b>
	<b>Planning Permits Required:</b>	Regular Design Review (DR), Final Development Permit (FDP), Conditional Use Permit (CUP), compliance with CEQA
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	Oak Knoll District Residential Zone - 3 (D-OK-3)
	<b>Environmental Determination:</b>	Final Supplemental EIR certified on November 7, 2017



<b>Historic Status:</b>	Non-Historic Property
<b>City Council District:</b>	7
<b>Finality of Decision:</b>	No decision on application, receive Committee and Public comments prior to decision on the application at a future date.
<b>For Further Information:</b>	Contact Case Planner <b>Malinda Lim</b> at (951) 756-4874 or by email at <a href="mailto:m_lim@interwestgrp.com">m_lim@interwestgrp.com</a>

<b>#2</b>	<b>Location:</b>	<b>Oak Knoll Development – Parcel 24; 8750 Mountain Boulevard</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>043A467500321</b>
	<b>Proposal:</b>	Design Review discussion for the proposed Oak Knoll Development Parcel 24 Final Development Plan (FDP). The proposal involves the construction of 25 detached single-family residences which requires a Conditional Use Permit (CUP) in the D-OK-3 zone.
	<b>Applicant:</b>	Chris Hall, WHA Inc.
	<b>Contact Person/ Phone Number:</b>	(415) 658-1723 chrish@whainc.com
	<b>Owner:</b>	Oak Knoll Venture Acquisition LLC
	<b>Case File Number:</b>	<b>PLN15378-PUDF10</b>
	<b>Planning Permits Required:</b>	Regular Design Review (DR), Final Development Permit (FDP), Conditional Use Permit (CUP), compliance with CEQA
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	Oak Knoll District Residential Zone - 3 (D-OK-3)
	<b>Environmental Determination:</b>	Final Supplemental EIR certified on November 7, 2017
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	7
	<b>Finality of Decision:</b>	No decision on application, receive Committee and Public comments prior to decision on the application at a future date.
	<b>For Further Information:</b>	Contact Case Planner <b>Malinda Lim</b> at (951) 756-4874 or by email at <a href="mailto:m_lim@interwestgrp.com">m_lim@interwestgrp.com</a>

**ADJOURNMENT** By 6:00pm unless a later time is agreed upon by a quorum of the Committee.

**PETERSON Z. VOLLMANN**  
Bureau of Planning  
Development Planning Division, Planner IV  
Design Review Committee Secretary

**NEXT REGULAR MEETING: September 27, 2023**