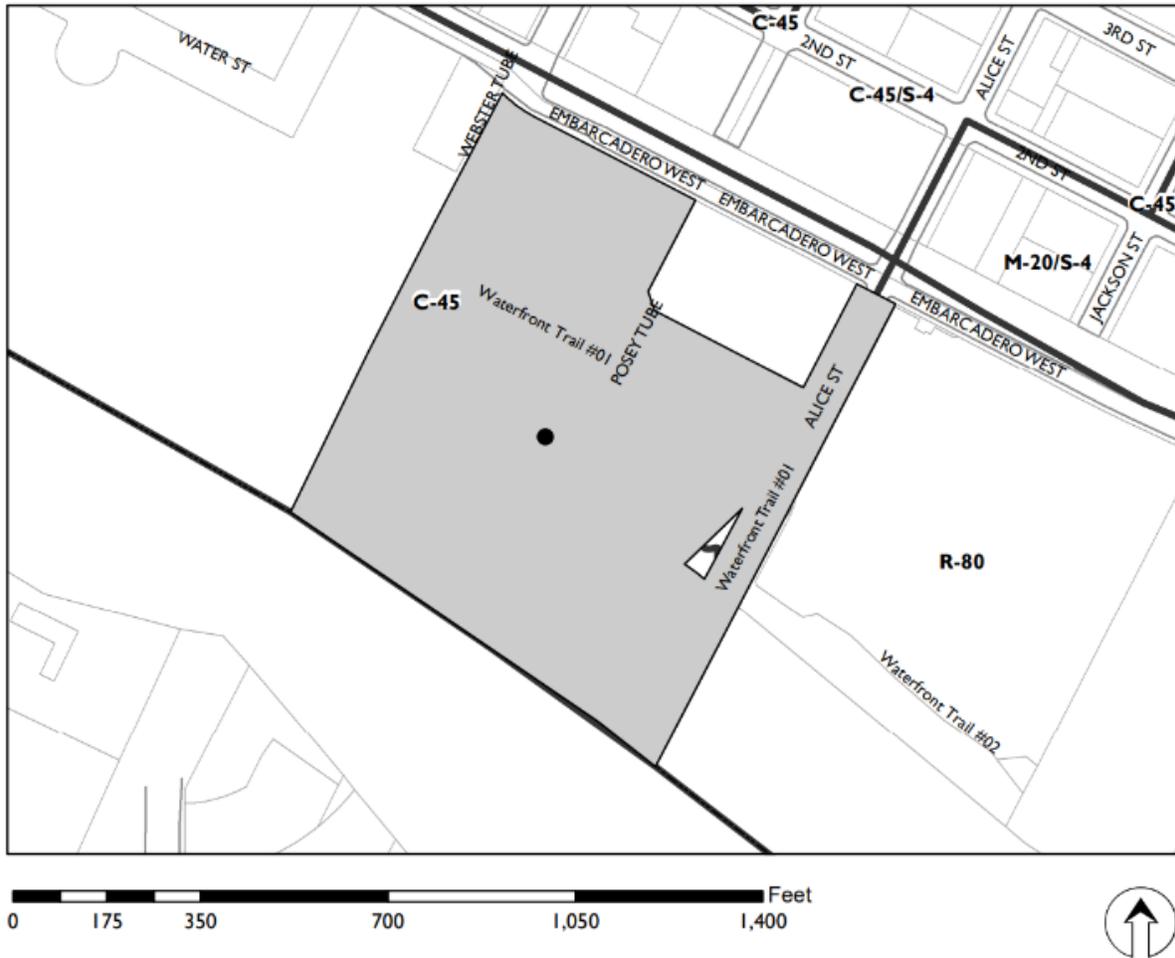


Location:	Jack London Square Development Project: Site F3 (South of Embarcadero, between Alice and Harrison Streets)
Assessor's Parcel Numbers	APN 018 042000402
Proposal:	Final Development Permits for Site F3
Applicant:	CIM Group, Omri Kuba
Phone Number:	(323) 860-7491
Owner:	CIM Group
Case File Number:	ER030004, DA13171, PUD13170-PUDF-03
Planning Permits Required:	Extension of the following: Final Development Permit for Site F3 of Jack London Square Planned Unit Development Project; Minor Variance for loading
General Plan:	Waterfront Commercial Recreation-1
Zoning:	C-45 Community Shopping Commercial Zone
Environmental Determination:	Final EIR certified on March 17, 2004 by the Planning Commission; Addendum #1 approved on September 23, 2014
Historic Status:	None for affected sites
City Council district:	District 3 – Carroll Fife
Status:	Approved. Extension for entitlements requested.
Staff Recommendation	Approve the extension for another 2 years.
Finality of Decision:	Appealable to City Council
For further information:	Contact case planner Christopher Tan at (510) 238-3079 or by e-mail at ctan@oaklandca.gov

CITY OF OAKLAND PLANNING COMMISSION



Case File: PUD13170; PUD13170-PUDF-03, ER030004, DA13171
Applicant: CIM Group
Address: Jack London Square Development Project: Site F3
Zone: C-45

SUMMARY

The Project applicant (CIM Group for the hotel building proposed at the Jack London Square Development Project: Site F3 (South of Embarcadero, between Alice and Harrison Streets)) has requested a two-year extension of the entitlements originally approved by the Oakland Planning Commission on March 21, 2018. The Project applicant has taken advantage of administrative extensions, as well as an extension by the Planning Commission extending the entitlements until March 21, 2023. Adopted Condition of Approval #2 allows for the Project applicant to request further extensions of the entitlements from the Planning Commission if an application is submitted prior to the expiration date. The Project applicant filed for an extension request on January 4, 2023.

BACKGROUND

On March 21, 2018, the Planning Commission approved regular Design Review and a Minor Variance for a hotel building at the property known as Site F3 in Jack London Square, which proposes a hotel on the subject property. These entitlements were valid for a two-year period from March 21, 2018 to March 21, 2020. On May 10, 2019, the project applicant requested an extension of the Site F3 Entitlements for one year – from March 21, 2020 to March 21, 2021.

The City's Emergency Order No. 6 (EO-6) issued in July 2020, automatically extended all planning entitlements for an additional two years. Therefore, the Jack London Square Site F3 project's entitlements were extended until March 21, 2023.

PROJECT DESCRIPTION

Extension Request

In conformance with adopted Condition of Approval #2, the Project applicant submitted a timely letter on January 4, 2023 requesting a two-year extension of the entitlements from the Planning Commission. Unless the Planning Commission approves a time extension request, the approved permit will be deemed expired, and the Project applicant will need to apply for a new development permit. Should the Planning Commission approve the applicant's request, the new expiration date would be March 21, 2025.

ZONING ANALYSIS

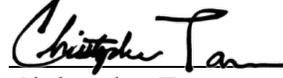
The planned hotel project on Port of Oakland property is fully entitled under a Planned Unit Development (PUD) Final Development Permit (FDP). Much of the PUD has been delivered, including the most recent occupancy of the Channel House residential development, immediately across the street from the hotel site. The planned hotel is part of diversified land use plan to populate and activate the Jack London District. Given a volatile hotel finance market, and changing land use development strategies in the immediate vicinity of the project (including the ongoing draft Downtown Oakland Specific Plan and Howard Terminal planning efforts), staff supports providing more time for the project proponent to deliver this desired development.

CONCLUSION AND RECOMMENDATIONS:

Staff recommends that the Planning Commission:

- Approve the extension of Project approvals until March 21, 2025, subject to the previously approved Findings and Conditions of Approval.

Prepared by:



Christopher Tan
Planner IV

Reviewed by:



Catherine Payne
Development Planning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:



Ed Manasse Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Applicant's extension request letter, dated January 4, 2023
- B. Planning Commission Staff Report from March 21, 2018