



AGENDA REPORT

TO: Edward D. Reiskin
City Administrator

FROM: William A. Gilchrist
Director, Planning &
Building Department

SUBJECT: SUPPLEMENTAL REPORT – Appeal
of 1396 5th Street Project

DATE: September 13, 2021

City Administrator Approval 

Date: Sep 16, 2021

RECOMMENDATION

Staff Recommends That The City Council Conduct A Public Hearing And Upon Conclusion Adopt A Resolution Denying The Appeal By East Bay Residents For Responsible Development And Thus Upholding The Planning Commission’s Environmental Determination And Approval Of A Proposal To Construct 222 Dwelling Units On The Existing Vacant Lot Located At 1396 5th Street, Oakland CA (Project Case No. PLN20-101).

REASON FOR SUPPLEMENTAL

The Planning & Building Department (PBD) is submitting a supplemental report for the “Appeal of 1396 5th Street Project” item scheduled for the September 21, 2021 City Council Agenda Report in order to include two items that were inadvertently omitted from the original published report. The items are: 1) a Letter from Project Applicant Representative as an additional attachment (**Attachment D**), and 2) a more detailed “Sustainable Opportunities” section. For clarity, all four attachments are included with this supplemental report (**Attachments A, B, C and D**). The revised “Sustainable Opportunities” section is provided below.

SUSTAINABLE OPPORTUNITIES

Economic: Allowing the Project to proceed would establish a new multi-family development on an existing vacant property within the 7th Street development opportunity area as identified in the West Oakland Specific Plan (WOSP) and would increase property taxes to the City.

Environmental: Developing in already urbanized environments reduces pressure to build on agricultural and other undeveloped land. Sites near mass transit enable residents to reduce dependency on automobiles and further reduce adverse environmental impacts.

Race & Equity: The Project benefits the community by adding increased housing opportunities, including affordable housing units, in the city of Oakland, consistent with the objectives of opportunity site development under the West Oakland Specific Plan, and can address

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disparities in outcomes by advancing racial equity in areas of well-being such as housing, transit access, and economic stability in Oakland. The Project will also be constructing housing on a site that previously contained an industrial use in close proximity to low-income housing and within an area where residents have historically been overburdened with the associated air quality impacts from such industrial uses.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That the City Council conduct a public hearing and, upon conclusion, adopt A Resolution denying the appeal by East Bay Residents for Responsible Development and upholding the Planning Commission’s environmental determination and approval of a proposal to construct 222 dwelling units located at 1396 5th Street, Oakland CA (Project Case No. PLN20-101), based on the findings contained in the City Council agenda report, the CEQA Analysis prepared for the project, and record before the City of Oakland Planning Commission.

For questions regarding this report, please contact Peterson Vollmann, Planner IV, at (510) 238-6167.

Respectfully submitted,



WILLIAM A. GILCHRIST
Director, Planning & Building Department

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Bureau of Planning

Edward Manasse
Deputy Director/City Planner
Bureau of Planning

Prepared by:
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Bureau of Planning

Attachments (4):

- A. [March 3, 2021 Planning Commission Staff Report](#)
- B. March 12, 2021 Appeal by East Bay Residents for Responsible Development
- C. May 25, 2021 Memo from Urban Planning Partners
- D. August 10, 2021 Letter from Project Applicant Representative