

CITY OF OAKLAND



DALZIEL BUILDING · 250 FRANK H. OGAWA PLAZA · SUITE 3315 · OAKLAND, CALIFORNIA
94612

Planning and Building Department
Bureau of Planning

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Sent via U.S. Mail
July 5, 2023
Bill Aboudi, OMSS
10 Burma Road
Oakland, CA 94607

RE: Case File No. DET230085; 10 Burma Road; APN: 018-0508-020, 018-0508-022

This determination is in response to your request regarding the property at 10 Burma Road. The subject parcel is located on the corner of Burma Road and Maritime Street, which is within what was previously known as the Oakland Army Base and now within the D-GI (Gateway Industrial) Zoning District. OMSS, a trucking services company providing fuel, maintenance, truck washing, convenience store and truck parts and office building, is seeking a zoning determination that would identify OMSS' operation as substantially conforming with the OAB Redevelopment Plan and the Gateway Industrial District Design Standards and therefore consider these listed operations as permitted uses.

Pursuant to Table 17.101F.030 of the Planning Code, a truck services facility is a permitted use activity in the D-GI zoning district. Also, the overall design of the facility is determined to substantially conform with the Oakland Army Base Redevelopment Plan and the Gateway Industrial District Design Standards.

If you, or any interested party, seeks is to challenge this decision, an appeal **must** be filed by no later than ten calendar (10) days from the date of this letter, by **4:00 pm on July 17, 2023**. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of **Corey Alvin, Planner IV**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or wherein his/her decision is not supported by substantial evidence and must include payment of **\$2,599.09** in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter.

If you have further questions regarding this matter, please contact Corey Alvin, Planner IV at (510) 238-6316 or calvin@oaklandca.gov.

Sincerely

A handwritten signature in black ink, appearing to read 'Robert D. Merkamp', with a long, sweeping flourish extending to the right.

Robert D. Merkamp
Zoning Manager

Cc: Oakland Army Base Stakeholder Group