CITY OF OAKLAND BUREAU OF PLANNING/ZONING DIVISION 250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114 Oakland, California 94612

In addition to those applications listed on the City Planning Commission Agenda, the City has also received the applications included in this notice for review and action.

You have received this notice because our records indicate that <u>you own property and/or reside near one</u> of the project locations listed below or you have indicated your interest in one of the applications.

You may view the project applications and/or plans by visiting our offices. The case Planner does not need to be present to see the project file. Your comments and/or questions regarding an application must be directed to the Bureau of Planning-Zoning Division, to the attention of the designated case Planner, and by the end of the 17-day public comment period:

Monday, September 23, 2019

In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case Planner promptly.

A decision will be made on the application after this date. <u>If you decide to appeal the Zoning Manager's decision or challenge the application in court</u>, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the public comment period as indicated above. <u>If you wish to be notified</u> of the decision of any of these cases, <u>please provide the case Planner with a regular mail</u> or email address.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Bureau of Planning-Zoning Division, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned public comment period described above. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

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Location: 4127 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94609

APN: 012 101400303

Proposal: Regular Design Review to construct a three-story mixed-use building consisting of

two ground floor commercial spaces and 22 residential units. Project requests an

affordable housing density bonus and development waivers for parking

(no parking proposed) and for open space (substandard open space dimensions).

Applicant / Phone Number: Mark Schlientz / Kava Massih Architects / (510) 644-1920

Owner: Bitzer William R & Banker William B

Case File Number: PLN19170

Planning Permits Required: Regular Design Review 22 unit, mixed-use building (with affordable units

included).

General Plan: Mixed Housing Type Residential; Urban Residential

Zoning: RU-5; RM-2

Environmental Determination: 15332-In Fill Development; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCHS Rating X Vacant Lot

City Council District: 1
Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Jose Herrera at (510) 238-3808 or by email:

jherrera@oaklandnet.com

2. Location: 2080-2084 MOUNTAIN BOULEVARD, OAKLAND, CA 94611

APN: 048F735201601

Proposal: The removal of Condition of Approval #52 from previously approved Regular

Design Review case PLN17142 for the construction of a one-story commercial building. COA #52 to be removed, required a public/private agreement to

dedicated 13 parking spaces within the La Salle Street Garage.

Applicant / Phone Number: Robert Burdue / (925) 906-1966

Owner: Trojan Development Associates IV, LLC.

Case File Number: PLN17142-R02

Planning Permits Required: Revision to PLN17142 consisting of removal of Condition of Approval #52.

General Plan: Neighborhood Center Mixed Use

Zoning: CN-1

Environmental Determination: 15301-Existing Facilities; and

15183-Projects Consistent with a Community Plan or Zoning

Historic Status: OCHS Rating: X

City Council District: 4

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Jose Herrera at (510) 238-3808 or by email:

jherrera@oaklandnet.com

3. Location: 911 35TH STREET, OAKLAND, CA 94608

APN: 009 074003104

Proposal: Tentative Parcel Map (TPM10795) to subdivide an existing 11,672 sq. ft. lot

into two lots (4,034 sq. ft. and 7,641 sq. ft.). Conditional Use Permit to subdivide

between existing principal buildings and to create a shared access facility.

Applicant / Phone Number: Chung Ly / (510) 507-0902

Owner: Diep Michael M & Phillip

Case File Number: PLN18136

Planning Permits Required: Tentative Parcel Map (TPM10795) to subdivide an existing 11,672 sq. ft. lot

into two lots (4,034 sq. ft. and 7,641 sq. ft.). Conditional Use Permit to subdivide

between existing principal buildings and to create a shared access facility.

General Plan: Mixed Housing Type Residential

Zoning: RM-2

Environmental Determination: 15315-Minor Land Divisions; and

15183-Projects Consistent with a Community Plan or Zoning

Historic Status: Yes, OCHS Rating: C3

City Council District: 3
Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Jose Herrera at (510) 238-3808 or by email:

jherrera@oaklandnet.com

4. Location: 0 WEBSTER STREET, OAKLAND, CA 94612

APN: 008 062400400, 008 062400500

Proposal: Project consist of construction of a seven-story mixed-use building on an

unimproved 9,675 square-foot parcel on Webster Street. The ground floor consists of a residential lobby, amenity space and a 1,000 square-feet commercial

space. The six-story above consist of 108 residential units. Project incorporates 10% moderate income affordability (11 units total) to receive a concession for open space (requirement is 8,100 square feet (75sf/unit), Tree removal of one

protected street tree.

Applicant / Phone Number: Isaac Abid / (510) 426-5900

Owner: Gibson David L & Hoodgibson Betty TRS. C/O The California Bldg.

Case File Number: PLN19162

Planning Permits Required: Regular Design Review for the construction of a seven-story mixed-use building.

Parcel Map Waiver Project will merge two adjacent parcels (APNs:

008-062400400 and 008-062400500) to create one contiguous 9675 square foot

lot.

General Plan: Central Business District

Zoning: CBD-P

Environmental Determination: 15332-In Fill Development; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Non-Historic Property, OCHS Rating: X, Local Register: No

City Council District: 3

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Jose Herrera at (510) 238-3808 or by email:

jherrera@oaklandnet.com

5.

Location: 0 PARK BOULEVARD, OAKLAND, CA 94608

APN: 021 027701700

Proposal: Regular Design Review for the construction of a four-story, mixed-use building

With 979 square-feet of ground floor retail space, and containing 10 residential units. Minor Variance to provide more than the 25 percent of the required Group Usable Open Space on the roof. Conditional Use Permit to create one residential

unit at the ground floor.

Applicant / Phone Number: Al Davis / (510) 706-4562

Owner: Sierra Enterprises Inc.

Case File Number: PLN19044

Planning Permits Required: Regular Design Review for the construction of a four-story mixed-use building.

Minor Variance to provide more than the 25 percent of the required Group Usable Open Space on the roof. Minor Conditional Use Permit to create one

residential unit at the ground floor.

General Plan: Neighborhood Center Mixed Use

Zoning: CN-3

Environmental Determination: 15332-In-Fill Development Projects; and

15183-Projects Consistent with a Community Plan, General Plan, or Zoning

Historic Status: Non-Historic Property

City Council District: 2

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Michele Morris at (510) 238-2235 or by email:

Mmorris2@oaklandca.gov

6. Location: 6610 DOVER STREET, OAKLAND, CA 94609

APN: 016 143001200

Proposal: Regular Design Review to raise the existing two-story Single Family Residence

4'-10" to create a new ground floor unit (results in a Duplex), re-locate the SFR 1' to the south to create a 3'-6" side yard setback, construct a 363 square-foot rear two-story addition and associated site improvements. Minor Variance(s) for the following: 1. Raising structure within a non-conforming front and side yard setback 2. Reduction in required parking; two parking spaces required, only 1 is proposed

3. To exceed lot coverage.

Applicant / Phone Number: Steven Shirley / (510) 915-5461

Owner: Marlaud Angela & Sylvestre

Case File Number: PLN19171

Planning Permits Required: Regular Design Review to raise the existing two-story Single Family Residence

4'-10" to create a new ground floor unit (results in a Duplex), re-locate the SFR 1' to the south to create a 3'-6" side yard setback, construct a 363 square-foot rear two-story addition and associated site improvements Minor Variance Minor Variance(s) for the following: 1. Raising structure within a non-conforming front and side yard setback 2. Reduction in required parking; two parking spaces

required, only 1 is proposed 3. To exceed lot coverage.

General Plan: Mixed Housing Type Residential

Zoning: RM-2

Environmental Determination: 15301-Existing Facilities; and

15183-Projects Consistent with a Community Plan or Zoning

Historic Status: OCHS Rating: X

City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Rebecca Wysong at or by email:

RWysong@oaklandca.gov

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7.

Location: 3050 INTERNATIONAL BOULEVARD, OAKLAND, CA 94601

APN: 025 071900701

Proposal: To construct a five-story approx. 63-foot tall Mixed Use Development

consisting of 13,581 sq/ft ground floor Health Care Commercial Activity. and Cultural Civic Activity to serve as a Native American Heath Center. The Project also involves 76 affordable residential units. The project involves affordable housing concessions/waivers as follows: 1.) Reduction of residential off-street parking spaces (38 parking spaces required; 28 space proposed. 2.) Zero setback within adjacent RM-2 Zone where 10' minimum is required. 3). Approx. 38' height within the adjacent RM-2 residential zone, where 30 feet is

required.

Note: The proposal also involves conversion of a segment of 31st Avenue between International Boulevard and East 15th Street from a one-way to a two-way access and designate 20 plus feet for emergency vehicle access to comply with Fire Department requirement. The project will include an 80-foot wide clinic loading zone on International Blvd., and removal of on-street parking spaces on 31st and Derby Street under separate permits by the City of Oakland

Department of Transportation.

Applicant / Phone Number: Satellite Affordable Housing Associates (SAHA)/ Leslie Palaroan / (510) 809-2754

Owner: Satellite Affordable Housing Associates / City Oakland

Case File Number: PLN19116

Planning Permits Required: Design Review to construct a five-story / Mixed Use

Development involving affordable housing.

General Plan: Neighborhood Center Mixed Use; Community Commercial; Mixed Housing

Type Residential

Zoning: CC-2

Environmental Determination: 15332-In Fill Development; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Not a Potential Designated Historic Property

City Council District: 5

Action to be Taken: Pending

Finality of Decision: Appealable to City Planning Commission

For Further Information: Contact case Planner Jason Madani at (510) 238-4790 or by email:

imadani@oaklandnet.com

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