

APPLICATIONS ON FILE
July 27, 2018

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor
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 you own property and/or reside near one 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:

August 13, 2018

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. If you decide to appeal the Zoning Manager's decision or challenge the application in court, 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. If you wish to be notified of the decision of any of these cases, please provide the case Planner with a regular mail 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.

1. **Location: 2423 MAGNOLIA STREET, OAKLAND, CA, 94607**
 APN: 005 043800202
Proposal: To subdivide a parcel into two new parcels containing two existing commercial and industrial buildings.
Applicant / Phone Number: Anthony Quinn (Maqworks) / (510) 459-8742
 Owners: Pearsall, Pauline S & Anthony B
 Case File Number: PLN18242
Planning Permits Required: Tentative Parcel Map Subdivision for two new parcels (TPM10821); and Minor Conditional Use Permit for a subdivision between existing buildings.
 General Plan: Business Mix
 Zoning: CIX-1A/S-19
Environmental Determination: 15304-Minor Alterations to Land; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: D
 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@oaklandca.gov

2. **Location: 2325 VALLEY STREET, OAKLAND, CA, 94612**
 APN: 008 066500700
Proposal: To demolish a single-family residence, and construct 6 unit residential condominiums.
Applicant / Phone Number: Jamie Choy / 5102519276
 Owner: Birkholz, Peter
 Case File Number: PLN18283
Planning Permits Required: Regular Design Review for building demolition and new construction; Minor Conditional Use Permits for (1) ground floor residential, and (2) six offsite required parking spaces; Minor Variance for ground floor active space within 20 feet of the front property line; and Tentative Parcel Map Subdivision for residential condominium units (TPM10793).
 General Plan: Community Commercial
 Zoning: CC-2
Environmental Determination: 15332-In Fill Development; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: C
 City Council District: 3
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Rebecca Lind** at **(510) 238-3472** or by email:
 rlind@oaklandca.gov

