

APPLICATIONS ON FILE
August 28, 2015

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:

September 14, 2015

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.

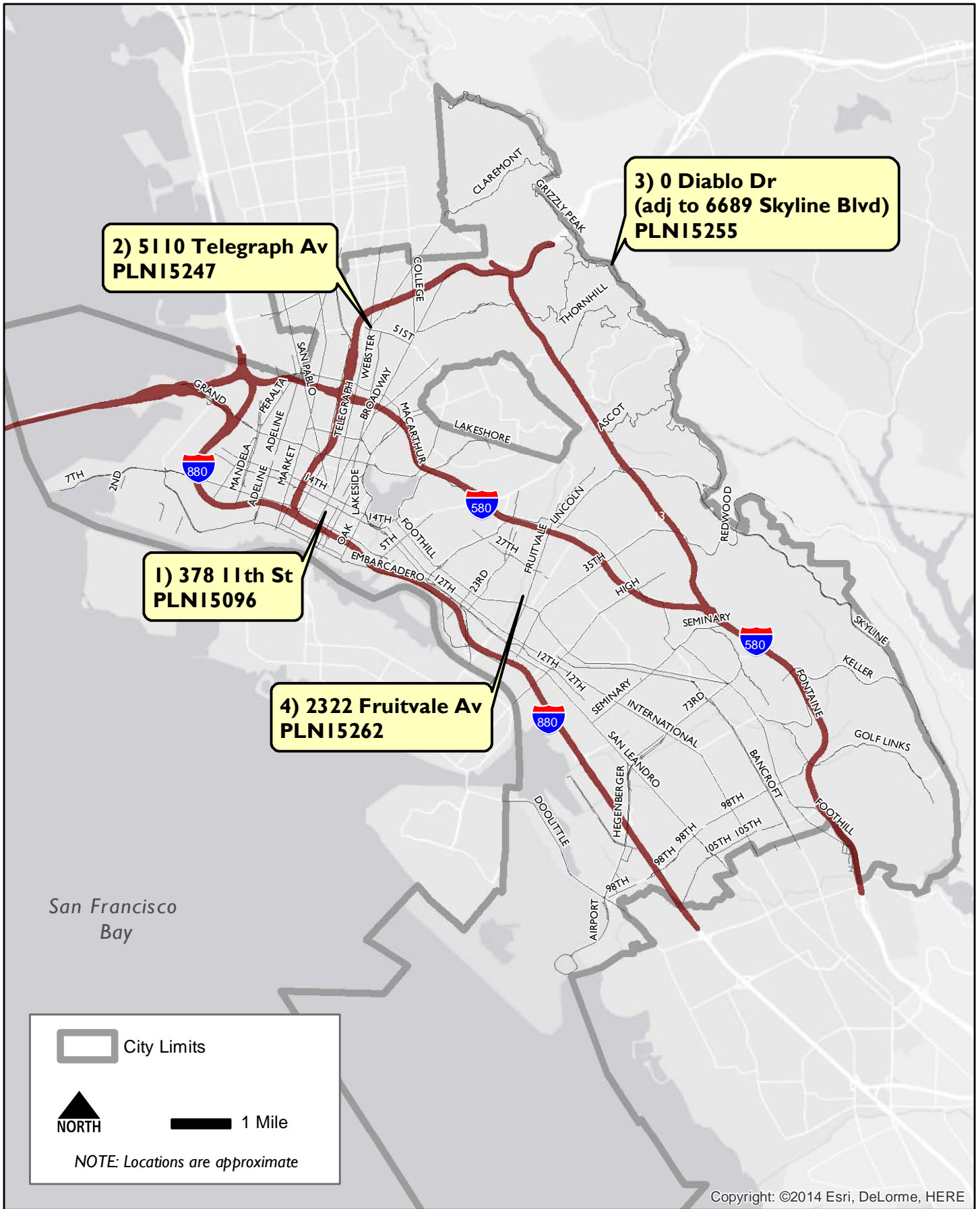
A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the 17-day public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please indicate the Case Number and submit a self-addressed stamped envelope for each case, to the Bureau of Planning-Zoning Division, at the address indicated above.

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 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 seventeen (17) day public comment period. 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:** 378 11TH STREET, OAKLAND, CA 94607 **(APN: 002 005702000)**
 Proposal: To construct a 114 room, 7-story hotel on a vacant lot.
Applicant / Phone Number: Dhruv Patel / (510) 407-0308
 Owner: Salvation Army
 Case File Number: **PLN15096**
Planning Permits Required: Minor Conditional Use Permit for a new Transient Habitation Commercial Activity and to allow a base height of 85 feet in the D-LM Zone Height Area 275; Regular Design Review for new construction; and Minor Variance for one loading berth.
 General Plan: Central Business District
 Zoning: D-LM-3
Environmental Determination: 15332-In Fill Development; 15183-Projects Consistent with a Community Plan, General Plan or Zoning; and 15164 -Addendum to the 2014 certified Lake Merritt Station Area Plan EIR; Each of which provides a separate and independent basis for CEQA compliance.
 Historic Status: Non-Historic Property
Service Delivery District: Metro
 City Council District: 2
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Peterson Vollmann** at **(510) 238-6167** or by email: pvollmann@oaklandnet.com

2. **Location:** 5110 TELEGRAPH AVENUE, OAKLAND, CA 94609
 (APN's: 014 122600800, 014 122600902 & 014 122601300)
 Proposal: To operate an agricultural facility for the propagation, growing and harvesting of annual and perennial plants including demonstration of highly efficient growing systems in a 32,670 square feet vacant commercial site. The proposal includes the demolition of the vacant commercial building (formerly Global Video store).
Applicant / Phone Number: Brian Caruso / (510) 213-6226
 Owner: NGI 5110 Telegraph LLC
 Case File Number: **PLN15247**
Planning Permits Required: Minor Conditional Use Permit to operate a Limited Agricultural Activity in a Nonresidential Facility in the CN-2 Zone.
 General Plan: Neighborhood Center; Mixed Housing Type Residential
 Zoning: CN-2 /Neighborhood Commercial
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic Property
Service Delivery District: 2
 City Council District: 1
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Mike Rivera** at **(510) 238-6417** or by email: mriviera@oaklandnet.com



Applications on File for the Week of August 28, 2015