

**APPLICATIONS ON FILE**  
**March 17, 2017**

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

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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:**

**April 3, 2017**

**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.**

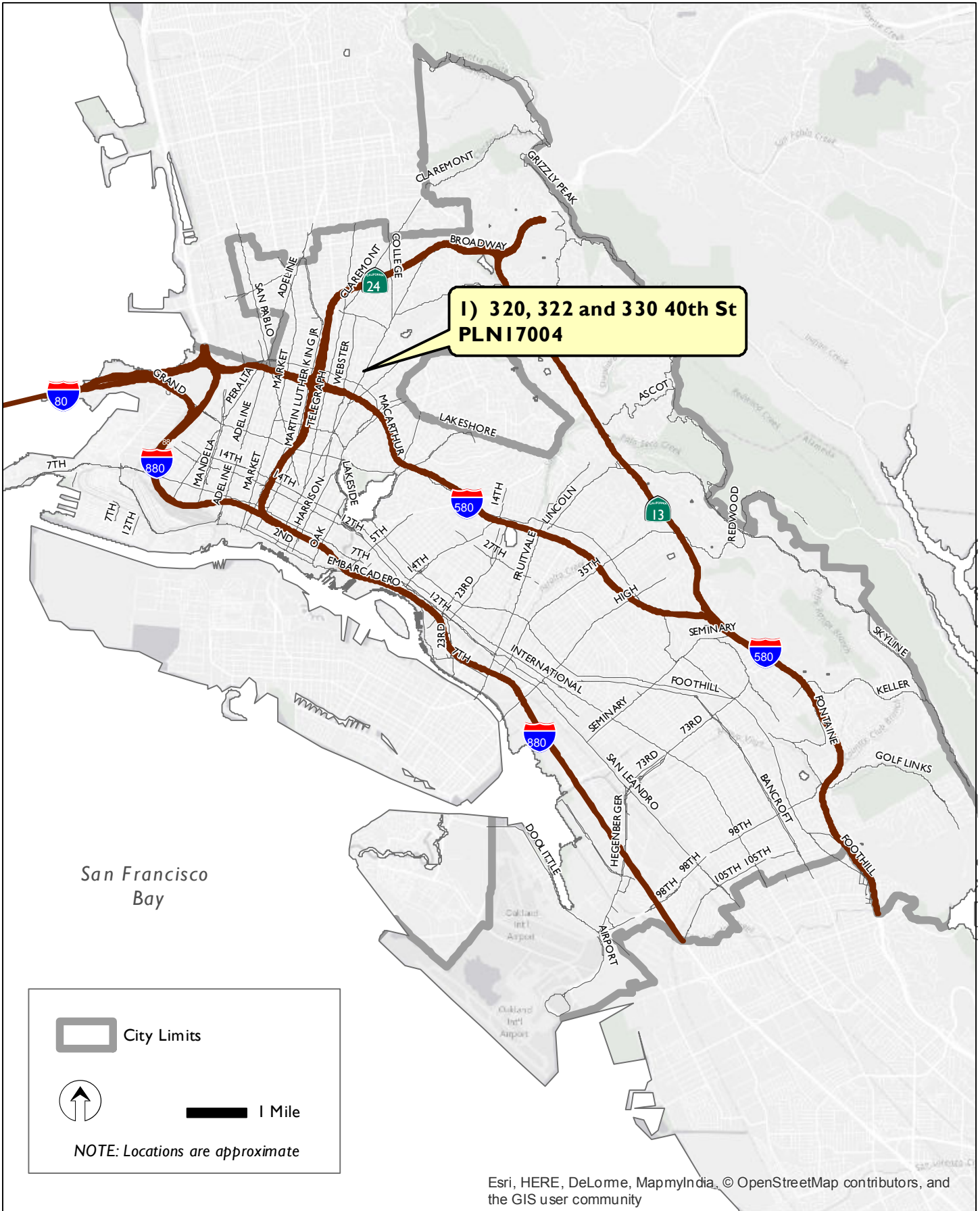
A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the public comment 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.

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1.                                   **Location:** 320, 322 and 330 40<sup>TH</sup> STREET, OAKLAND, CA 94609  
  **APNs:** 012 100001400, 012 110001500  
  **Proposal:** To operate a commercial beer house made from “shipping containers”, an outdoor beer garden with food service, outdoor seating and landscape buffer on a commercial property that will replace an existing parking lot.
- Applicant / Phone Number:** Brandon Smith / (949) 358-0755  
  **Owner:** Wfgp LLC  
  **Case File Number:** PLN17004
- Planning Permits Required:** Minor Conditional Use Permit for Custom Manufacturing Facility to brew beer; Minor Variances for 0 parking spaces where 5 off-street parking spaces are required, and for a 9-foot building ceiling height where 12-feet is the minimum required in the CC-2 Zone; and Regular Design Review for a 7,000 square foot facility created by custom designed shipping containers with colorful paint, graphics and service counter openings. Seven single-story containers, that measure approximately 2,240 square feet of floor area, are arranged to create an outdoor space with two bars, tables, an open area with gas fire pit, seating, metal entry arches and canopy with outdoor lighting. There is one stacked container proposed with a 19 feet height in the center of the site. The site would be screened by a 3.5 foot semi-transparent fence painted to match the containers, on 40th Street, with a 6 foot wood fence on the sides and landscaping at the rear.
- General Plan:** Community Commercial  
  **Zoning:** CC-2
- Environmental Determination:** 15303-New Construction or Conversion of Small Structures  
  15183-Projects Consistent with a Community Plan, General Plan or Zoning
- Historic Status:** Non-Historic Property  
  **City Council District:** 1  
  **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@oaklandnet.com](mailto:rlind@oaklandnet.com)

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I) 320, 322 and 330 40th St  
PLN17004

San Francisco Bay

 City Limits



 1 Mile

NOTE: Locations are approximate

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Planning & Building Department



# Applications on File for the Week of March 17, 2017