

APPLICATIONS ON FILE
March 23, 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:

April 9, 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.

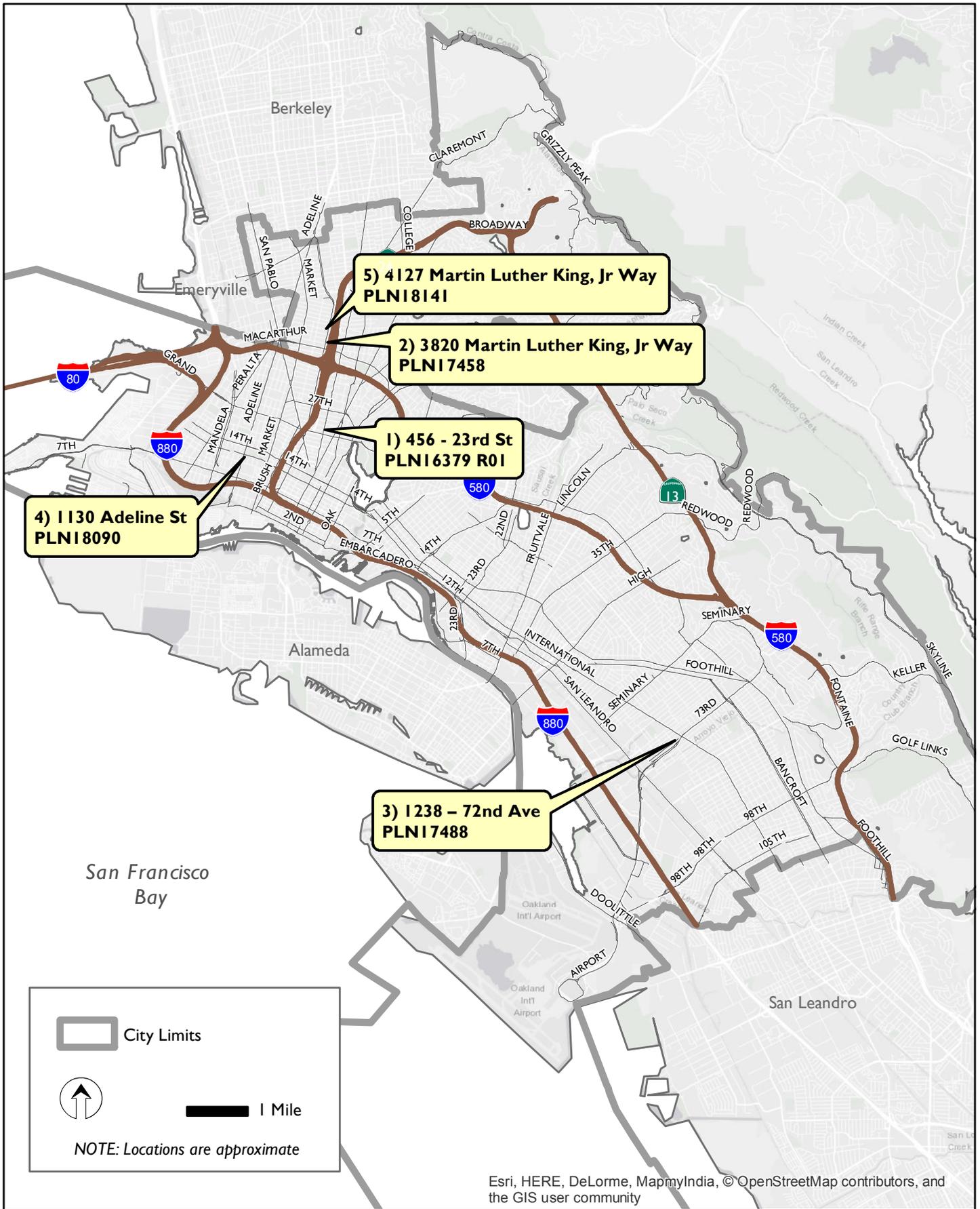
Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Bureau 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.

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1. **Location:** 456 - 23RD STREET, OAKLAND, CA 94612
APNs: 008 066500800 & 008 066500900
Proposal: Revision to an approved new multi-family project at 456 and 466 23rd Street. The approved project has 34 units in 4 stories, 48 parking stalls and 3,675 square feet of ground floor commercial area. The project is revised to reduce:
- a) the amount of parking from 48 to 36 spaces,
 - b) long term bicycle parking from 50 to 11 spaces, and
 - c) open space from 55,537 to 5,177 square feet.
- These revisions still met Planning code requirements. Residential square footage is increased 4,050 square feet without increasing density by changing unit types. Changes are also proposed in exterior building materials, windows, doors and balconies. The revised proposal requires a new design review, and a new variance for a zero rear yard setback for upper story residential. The prior approval included a variance allowing 40 linear feet of upper story residential building at a zero setback instead of stepping the building back 10 feet as required by code. The revised proposal increases the amount of building in the setback to 80 feet.
- Applicant / Phone Number:** Jamie Choy / (510) 251-9276
Owner: Uptown 8 Investors Signature Development Group
Case File Number: PLN16379-R01
Planning Permits Required: Regular Design Review for new construction; and
Minor Variance to reduce rear yard setback to zero for the upper story.
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-3 (small building)
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@oaklandnet.com

2. **Location:** 3820 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94609
APN: 012 096702401
Proposal: To construct a five-story mixed-use building consisting of 25 residential units (21 market rate, 4 affordable). This includes the demolition of the existing commercial building.
Applicant / Phone Number: Joseph Consos for Rockridge Properties, LLC / (925) 785-9980
Owner: Rockridge Properties LLC
Case File Number: PLN17458
Planning Permits Required: Regular Design Review for new construction.
General Plan: Neighborhood Center Mixed Use
Zoning: S-15 Transit-Oriented Development Commercial Zone
Environmental Determination: 15332-In Fill Development; and
 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 **Jason Madani** at **(510) 238-4790** or by email: jmadani@oaklandnet.com

3. **Location:** 1238 – 72ND AVENUE, OAKLAND, CA 94621 **APN:** 041 412904400
Proposal: To construct a 2,163 square feet and 17 feet tall single-family residence. The building is a 100% affordable housing for sale project with Hello Housing.
Applicant / Phone Number: Len Turner / (510) 835-0400
Owner: Hello Housing
Case File Number: PLN17488
Planning Permits Required: Regular Design Review for new residential construction.
General Plan: Mixed Housing Type Residential
Zoning: RD-2
Environmental Determination: 15303-New Construction; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
City Council District: 7
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Danny Thai** at **(510) 238-3584** or by email: dthai@oaklandnet.com



Planning & Building Department



Applications on File for the Week of March 23, 2018