

APPLICATIONS ON FILE
July 26, 2019

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 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:

Monday, August 12, 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. 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:** 3801 MARTIN LUTHER KING JR WAY, OAKLAND, CA 94609
 APN: 012 096400700
Proposal: The proposal is to merge four parcels into one parcel for a total of 21,274 sq. ft. and demolish or removal of two existing two-story detached structures (commercial and residential). The development includes the construction of a six-story mixed use building with 2,052 square feet of ground-floor retail spaces and; 77 affordable apartment units above for a total of 93,558 square feet. The project includes amenities/office for residential units located at ground floor; 39 surface parking stalls, and bike parking spaces, by providing driveway access off Macarthur Blvd. The project will be 100% affordable. The project qualifies under Affordable Housing State Law for concession/waiver from otherwise applicable development standards as follow: **1.** Reduce required open space and substitute ground floor group open space with roof deck as private open space (11,550 square feet is required 4,609 square feet is proposed). **2.** Increase the maximum permitted building height from 60 feet to a roof height of 70 feet. **3.** Rear setback transitional height (30' is required and 70' is proposed).

Applicant / Phone Number: Sara Erickson / (510) 625-9800
Owner: Longfellow Corner, LP/ City of Oakland
Case File Number: PLN19104
Planning Permits Required: Regular Design Review to demolish or removal of two structures and construct a 6-story mixed-use building; Parcel Map Waiver to merge four-adjacent parcels into one 21,250 square-foot lot.

General Plan: Urban Residential; Neighborhood Center Mixed Use
Zoning: RU-4; CN-3
Environmental Determination: 15332-In Fill Development; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCH: X
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

2. **Location:** 124 DUNCAN WAY, OAKLAND, CA 94611
 APN: 048 G740400901
Proposal: Regular Design Review to allow for modification to an existing garage roof pitch associated with the interior expansion of a bedroom and for better drainage, and minor Variance for exterior additions and alterations within the rear yard setback (no change in footprint / lot coverage).

Applicant / Phone Number: Ryan Hughes (Architect) / (510) 384-3521
Owner: Macomber Glenn & Carla
Case File Number: PLN19165
Planning Permits Required: Regular Design Review Exterior modifications (redesigned roof) Minor Variance Minor Variance for work within the rear setback.

General Plan: Hillside Residential
Zoning: RH-4; RH-4/S-9
Environmental Determination: 15301-Existing Facilities; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Yes
City Council District: 4
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

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