

**APPLICATIONS ON FILE**  
**September 6, 2019**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2114**  
**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:**

**Monday, September 23, 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:** 4127 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94609  
**APN:** 012 101400303  
**Proposal:** Regular Design Review to construct a three-story mixed-use building consisting of two ground floor commercial spaces and 22 residential units. Project requests an affordable housing density bonus and development waivers for parking (no parking proposed) and for open space (substandard open space dimensions).  
**Applicant / Phone Number:** Mark Schlientz / Kava Massih Architects / (510) 644-1920  
**Owner:** Bitzer William R & Banker William B  
**Case File Number:** PLN19170  
**Planning Permits Required:** Regular Design Review 22 unit, mixed-use building (with affordable units included).  
**General Plan:** Mixed Housing Type Residential; Urban Residential  
**Zoning:** RU-5; RM-2  
**Environmental Determination:** 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** OCHS Rating X Vacant Lot  
**City Council District:** 1  
**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@oaklandnet.com](mailto:jherrera@oaklandnet.com)

2. **Location:** 2080-2084 MOUNTAIN BOULEVARD, OAKLAND, CA 94611  
**APN:** 048F735201601  
**Proposal:** The removal of Condition of Approval #52 from previously approved Regular Design Review case PLN17142 for the construction of a one-story commercial building. COA #52 to be removed, required a public/private agreement to dedicated 13 parking spaces within the La Salle Street Garage.  
**Applicant / Phone Number:** Robert Burdue / (925) 906-1966  
**Owner:** Trojan Development Associates IV, LLC.  
**Case File Number:** PLN17142-R02  
**Planning Permits Required:** Revision to PLN17142 consisting of removal of Condition of Approval #52.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-1  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** OCHS Rating: X  
**City Council District:** 4  
**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@oaklandnet.com](mailto:jherrera@oaklandnet.com)





7. **Location:** 3050 INTERNATIONAL BOULEVARD, OAKLAND, CA 94601  
**APN:** 025 071900701

**Proposal:** To construct a five-story approx. 63-foot tall Mixed Use Development consisting of 13,581 sq/ft ground floor Health Care Commercial Activity and Cultural Civic Activity to serve as a Native American Health Center. The Project also involves 76 affordable residential units. The project involves affordable housing concessions/waivers as follows: 1.) Reduction of residential off-street parking spaces (38 parking spaces required; 28 space proposed. 2.) Zero setback within adjacent RM-2 Zone where 10' minimum is required. 3.) Approx. 38' height within the adjacent RM-2 residential zone, where 30 feet is required.

**Note:** The proposal also involves conversion of a segment of 31st Avenue between International Boulevard and East 15th Street from a one-way to a two-way access and designate 20 plus feet for emergency vehicle access to comply with Fire Department requirement. The project will include an 80-foot wide clinic loading zone on International Blvd., and removal of on-street parking spaces on 31st and Derby Street under separate permits by the City of Oakland Department of Transportation.

**Applicant / Phone Number:** Satellite Affordable Housing Associates (SAHA)/ Leslie Palaroan / (510) 809-2754  
**Owner:** Satellite Affordable Housing Associates / City Oakland

**Case File Number:** PLN19116

**Planning Permits Required:** Design Review to construct a five-story / Mixed Use Development involving affordable housing.

**General Plan:** Neighborhood Center Mixed Use; Community Commercial; Mixed Housing Type Residential

**Zoning:** CC-2

**Environmental Determination:** 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning

**Historic Status:** Not a Potential Designated Historic Property

**City Council District:** 5

**Action to be Taken:** Pending

**Finality of Decision:** Appealable to City Planning Commission

**For Further Information:** Contact case Planner **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

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