

APPLICATIONS ON FILE
March 15, 2019

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:

Monday, April 1, 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:** 1414 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94612
APN: 003 007102600
Proposal: To construct a six-story 39-unit residential building (four of which are moderate rate affordable units).
Applicant / Phone Number: Matt Baran Studio (510) 343-5593
Owner: Douglas Parking LLC
Case File Number: PLN17389-R01
Planning Permits Required: Regular Design Review for new construction; and Minor Variance for open space and for greater than 50% of the group open space to be located on the rooftop.
General Plan: Central Business District
Zoning: CBD-X
Environmental Determination: 15332 - Infill Projects; and 15183 - Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Michael Bradley** at (510) 238-6935 or by email: mbradley@oaklandca.gov

2. **Location:** 254 ATHOL AVENUE, OAKLAND, CA 94606
APN: 021 022902201
Proposal: To rebuild a 3,700 square-foot single-family dwelling with a previously approved Secondary-Unit /Accessory Dwelling Unit (ADU) in the lower level basement, and construct a rear 226 square-foot addition to the dwelling which was demolished greater than 50%.
Applicant / Phone Number: Hoang Phan / (510) 714-9907
Owners: Nguyen Sally & Phan Hoang V
Case File Number: PLN19043
Planning Permits Required: Regular Design Review for new residential construction.
General Plan: Urban Residential; Urban Park and Open Space
Zoning: RU-1/S-12
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Area of Secondary Importance (ASI): Cleveland Heights, OCHS Rating: C2+
City Council District: 2
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Michael Bradley** at (510) 238-6935 or by email: mbradley@oaklandca.gov

3.

Location: 4255 MACARTHUR BOULEVARD, OAKLAND, CA 94605

APN: 030-1981-133-00

Proposal: The proposal is to construct a 20,495 square-foot, four-story mixed-use development with 11 residential units over a 2,996 square-foot ground floor commercial/ retail space. The Project includes 11 parking stalls on grade located at the rear portion of the lot accessed off High Street. Group usable space consists of a 850 square-foot roof deck and 696 square-feet of private open space in balconies.

Applicant/Owner: Lung HWA Associates Architects (510) 656-8287

Owner: Phua Hoi & Linli Trust.

Case File Number: PLN16214

Planning Permits Required: Regular Design Review to construct a four-story mixed-use development; and Minor Variance to provide open space as balconies and a roof deck and waive 330 square-feet of required group open space.

General Plan: Neighborhood Center Mixed Use

Zoning: CN-2

Environmental Determination: This analysis uses CEQA streamlining and/or tiering provisions under CEQA Guidelines Section 15183.3 to tier from the program-level analysis including the City of Oakland General Plan Land Use and Transportation Element (LUTE) and its Environmental Impact Report (EIR) as well as the 2010 General Plan Housing Element Update, its EIR and 2014 Addendum. The project is also consistent with CEQA Guidelines Section 15183: Projects Consistent with a Community Plan, General Plan, or Zoning. A CEQA analysis supporting this project was prepared and published on March 15, 2019. Each of which provides a separate and independent basis for CEQA compliance. The analysis is available at the Zoning Division office at 250 Frank H Ogawa Plaza, 2nd Floor, Oakland, CA 94612 or on the City's Environmental Review Documents webpage via the following link.

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>

Historic Status: Non-historic Property

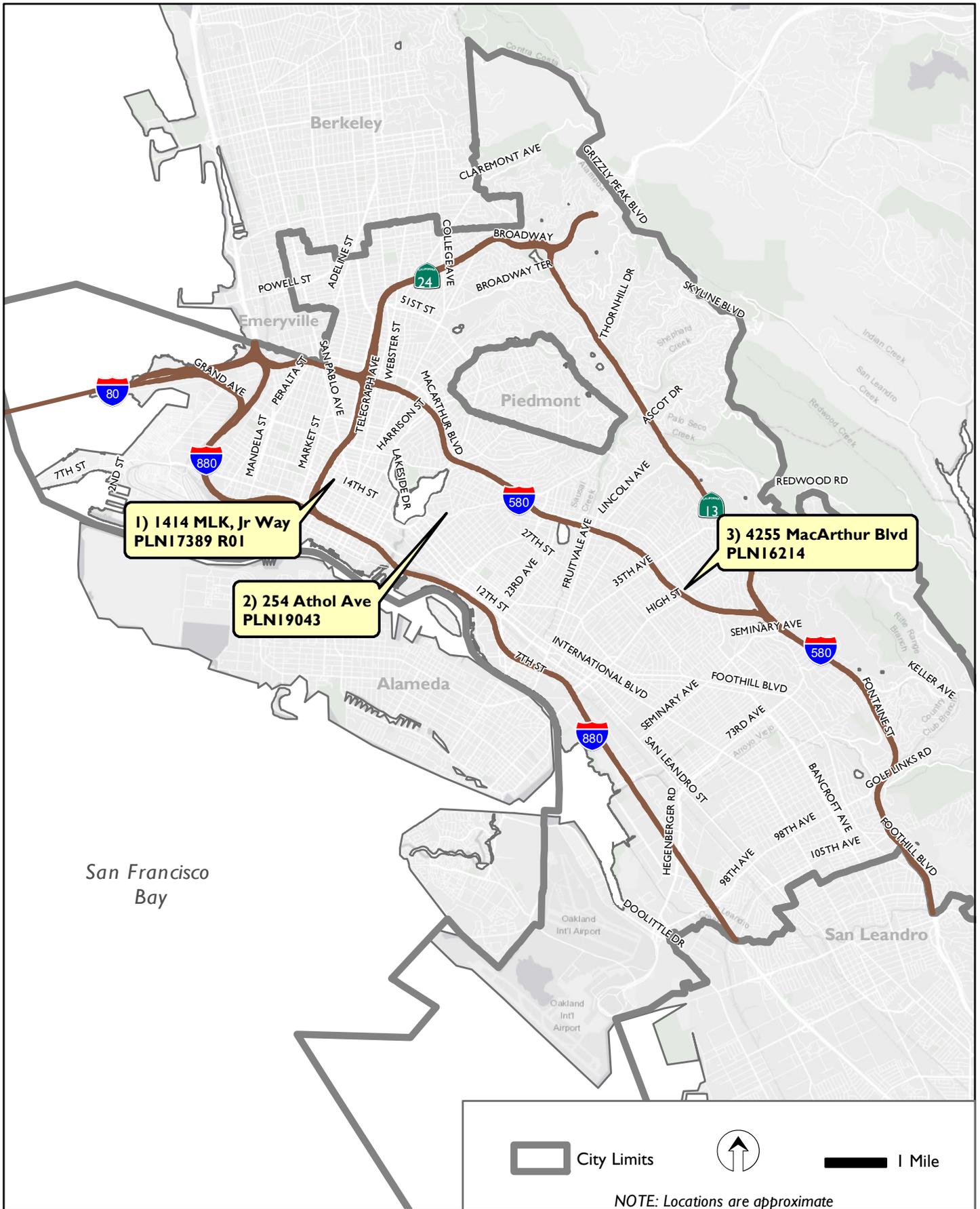
City Council District: 4

Action to be Taken: Pending

Finality of Decision: Appealable to the Planning Commission

For Further Information: Contact Case Planner **Jason Madani** at (510) 238-4790 or by email:

jmadani@oaklandca.gov



**1) 1414 MLK, Jr Way
PLNI7389 R01**

**2) 254 Athol Ave
PLNI9043**

**3) 4255 MacArthur Blvd
PLNI6214**



City Limits



1 Mile

NOTE: Locations are approximate



Applications on File for the Week of March 15, 2019