

APPLICATIONS ON FILE
December 13, 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, December 30, 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.

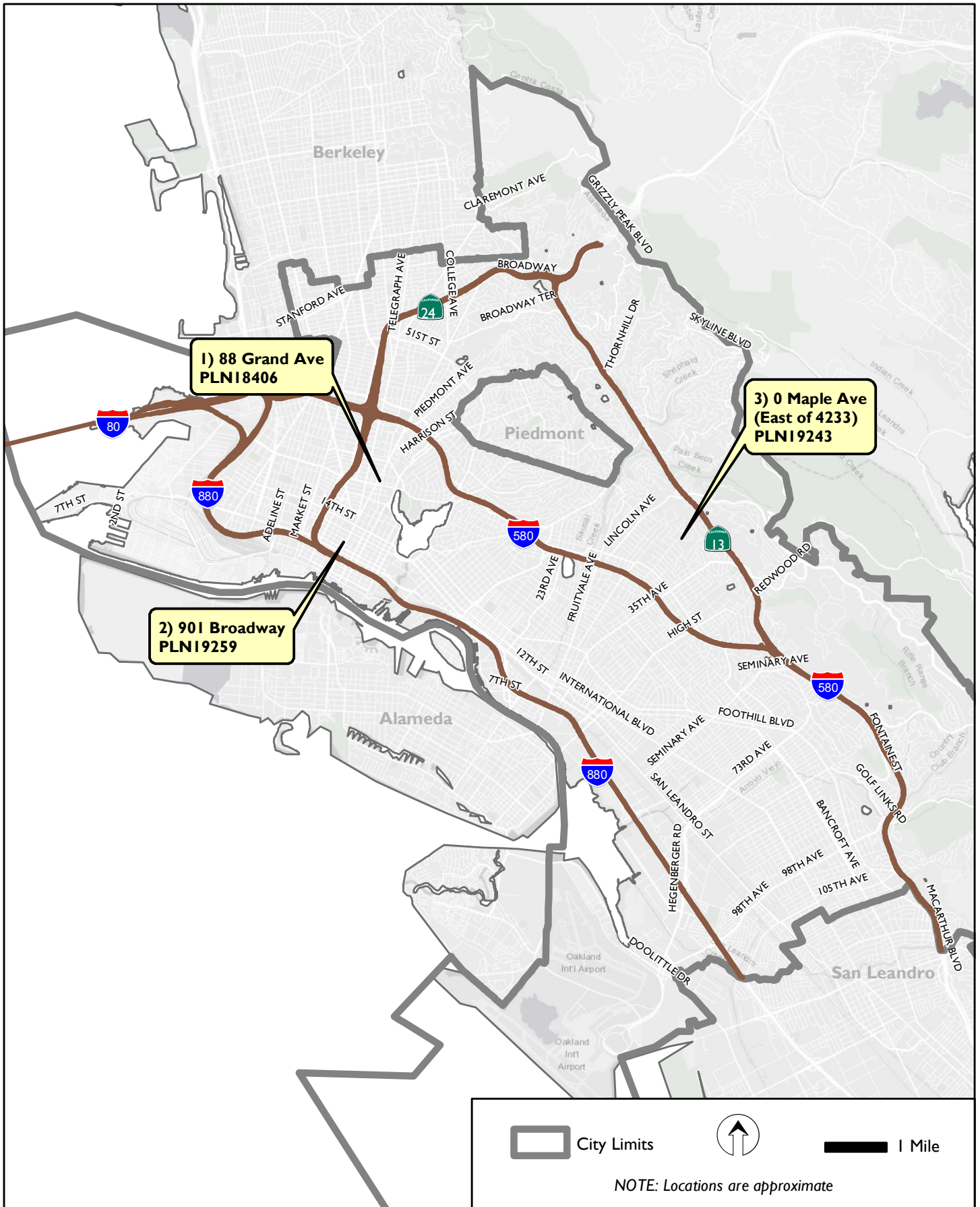
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

1. **Location:** "88" GRAND AVENUE, OAKLAND, CA 94612
APN: 008 065600400, 008 065600100
Proposal: To develop a new 35 story residential building containing 275 dwelling units above ground level retail. The proposal includes the Transfer of Development Rights for residential density from 2250 Broadway, which contains an existing office building, to the "88" Grand Avenue tower site. The proposal will be taking advantage of the affordable housing density bonus by including 14 very-low income units and requesting a concession for parking and a development waiver for height.
Applicant / Phone Number: Jessica Musick / (510) 272-2910
Owner: 80 Grand MC, LLC.
Case File Number: PLN18406
Planning Permits Required: Regular Design Review for new construction, Minor Conditional Use Permit for Transfer of Development Rights, and a Tentative Parcel Map to merge and re-subdivide two lots, including one lot that will include new condominiums for the new construction (TPM10922).
General Plan: Central Business District
Zoning: D-BV-2
Environmental Determination: A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions:
 15183 - Projects consistent with a community plan, general plan, or zoning;
 15183.3 – Streamlining for in-fill projects; and/or
 15164 – Addendum to the 2014 certified Broadway Valdez District Specific Plan EIR; Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor or on-line at:
<https://cao-94612.s3.amazonaws.com/documents/88-Grand-CEQA-Analysis.pdf>
Historic Status: Not a historic property – vacant parking lot
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Peterson Vollmann** at (510) 238-6167 or by email: Pvollmann@oaklandca.gov

2. **Location:** 901 BROADWAY, OAKLAND, CA 94607
APN: 002 004700800
Proposal: Minor Conditional Use Permit to allow for Ground Floor Administrative Activities. (The Delger Block of Old Oakland at Broadway, with Broadway facing retail to be retained) located at 901 - 933 Broadway.
Applicant / Phone Number: Shiloe Bear, Creek Development / (415) 914-5475
Owner: 11 West Ninth Street Owner, LP.
Case File Number: PLN19259
Planning Permits Required: Minor Conditional Use Minor CUP for ground floor use.
General Plan: Central Business District
Zoning: CBD-P/S-7
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Historic District: S-7, Local Register: Yes
City Council District: 3
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@oaklandca.gov

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3. **Location:** 0 MAPLE AVENUE, OAKLAND, CA 94608
 APN: 029 108100800
 Proposal: To construct a single-unit dwelling and an attached accessory dwelling unit (ADU) on a vacant up-slope parcel. There are seven (7) protected trees proposed for removal and two (2) protected trees within 10' of construction. The adjacent property is located to the east of 4233 Maple Avenue.
- Applicant / Phone Number:** Metric Development / (415) 800-1801
 Owner: Metric Development, LLC.
- Case File Number:** PLN19243
- Planning Permits Required:** Regular Design Review to construct 2403 sf new SFD and 718 sf ADU located on 9433 sf vacant up-sloped parcel.
- General Plan:** Detached Unit Residential
Zoning: RD-1; RD-1/S-9
- Environmental Determination:** 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
- Historic Status:** Non-Historic
City Council District: 4
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
- For Further Information:** Contact case Planner **Alexi Wordell** at 510-238-3717 or by email: awordell@oaklandca.gov

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Applications on File for the Week of December 13, 2019