



CITY OF OAKLAND
BASIC APPLICATION FOR DEVELOPMENT REVIEW
250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Zoning Information: 510-238-3911
www.oaklandnet.com

CERTAIN APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY!

Please call (510) 238-3940 to schedule an appointment if your project involves any of the following:

- Conditional Use Permit
- Variance
- Regular Design Review
- Parcel Map Waiver
- Tentative Parcel Map
- Tentative Tract Map
- New dwelling unit(s)
- 1,000 sq. ft. or more of new floor area/footprint
- Additions $\geq 100\%$ of existing floor area/footprint

All other projects may be submitted to the zoning counter without an appointment.

Submit applications for Small Project Design Review to station #12 at the zoning counter by signing the sign-up sheet.

1. TYPE OF APPLICATION

(Check all that apply)

Development Permits

- ☒ Conditional Use Permit (Major, Minor, or Interim)
- ☐ Variance (Major or Minor)
- ☐ Regular Design Review
- ☐ Small Project Design Review
- ☐ Tree Preservation or Removal Permit
- ☐ Creek Protection Permit (separate application required)
- ☐ Other: _____

Subdivision Applications

- ☐ Parcel Map Waiver (Lot Line Adjustment/Merger)
- ☐ Tentative Parcel Map (subdivision for 1 - 4 lots)
- ☐ Tentative Tract Map (subdivision for 5 or more lots)
- ☐ Planned Unit Development/Mini-Lot Development

Other Applications

- ☐ Request for Environmental Review
- ☐ General Plan Amendment
- ☐ Rezoning

2. GENERAL INFORMATION

APPLICANT'S NAME/COMPANY: The College Preparatory School
PROPERTY ADDRESS: 6100 Broadway, Oakland, CA 94618
ASSESSOR'S PARCEL NUMBER: 048A-7200-004-01 LOT AREA (ACRES/SQ. FT.): 4.7 acres
EXISTING USE OF PROPERTY: High School
DESCRIPTION OF PROPOSAL (including type of use, hours of operation, number of employees, etc., on additional sheets if needed.):
See attached.

TO BE COMPLETED BY STAFF

GENERAL PLAN LAND USE CLASS.: _____		ZONING: _____
FEES ¹ :		EXPECTED PROCESSING TIME ² :
APPLICATION FEE:	\$ _____	¹ Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal. ² For permit applications requiring public notice, a refundable security deposit is required for the on-site poster containing the public notice. ³ For permit applications to legalize work that has already been started, the REPORT FEE portion of any permit application fee is DOUBLED. ⁴ Expected processing time is only an estimate and is subject to change without notice due to staff workload, public hearing availability, and the completeness or complexity of the application.
POSTER DEPOSIT ² :	\$ _____	
VIOLATION FEE ³ :	\$ _____	
TREE PERMIT FEE:	\$ _____	
CREEK PERMIT FEE:	\$ _____	
TOTAL FEES DUE:	\$ _____	

City of Oakland - Basic Application of Development Review

2. General Information – Description of Proposal

The College Preparatory School (College Prep) seeks a modification to its Conditional Use Permit (CUP) that would allow the school to operate at a sustained enrollment no more than 375 students, **an approximately 10% increase over its current enrollment cap of 340 students.**

Background and Rationale

In 2009, the City approved an amendment to College Prep's CUP to allow for a campus renovation project that would provide additional facilities for its world language and performing arts programs. The purpose of the new facilities was to enhance the educational opportunities for the existing student body; the new facilities did not provide space for additional student capacity. As part of the 2009 CUP amendment, the City also increased the enrollment cap from 325 to 340 students. At the time College Prep applied for the CUP in 2008, it had a student body of 356, so the amended CUP provided the school with three years to move toward an enrollment of 340. The following year, despite the school's good faith efforts to manage its in-coming class, instead of enrolling the 80 new students it had targeted, the school's yield on admission offers jumped in an unprecedented way. Unexpectedly, instead of shrinking, the ninth grade had 103 students, and a total enrollment of 372.

Since that time, the school has worked diligently to not only reduce its enrollment in accordance with the CUP, but it has also taken numerous steps to mitigate school related impacts on neighbors, particularly traffic, parking and noise issues, as well as improve outreach with the immediate neighbors. This fall, we enrolled only 83 ninth graders, and accepted no applications for the upper grades. We've brought total enrollment down to 364.

In addition, we have worked to strengthen neighbor relations. We have put into place numerous recommendations from a traffic mitigation plan, including closing the school's back gate, undertaking a campaign to encourage carpooling, expanding the school's free shuttle service for BART pick-up, and investing in reworking driveway, signage, and traffic patterns for safer, more efficient drop off and pick up. A traffic study prepared by Nelson Nygaard in 2011 confirmed that those efforts have yielded results as it concluded that the traffic impacts during the peak enrollment – 372 students – was no greater than during 2008 when we were at 356 students. In addition, we have appointed a member of our Board of Trustees to serve as a neighbor liaison, hosted a neighborhood meet-and-greet and launched a monthly neighbor newsletter.