



PORT OF OAKLAND

December 7, 2018

Kwang H. Song
Naibu Painting Co
8393 Capwell Drive, #100
Oakland, CA 94621

Via E-mail: info@naibupainting.com

SUBJECT: Oakland Airport Business Park
Use Determination for Naibu Painting Co
8393 Capwell Drive, #100

Dear Mr. Song,

I have reviewed your request for a use consistency determination under the Oakland Airport Business Park Land Use and Development Code (LUDC) Section 5.4. I understand that you have an administrative office located at 8393 Capwell Drive, Oakland, CA for your business activity (painting and decorating residential houses). The use is classified as "Administrative" per the definitions in the Appendix A of the LUDC. Table 2.1 shows that this use is allowed for the proposed site.

Findings

The Port determines that your proposed use is consistent with the LUDC based on the following findings:

1. The proposed use is consistent with the purposes, restrictions, and regulations of this Code as it applies to the land use area of the Business Park in which such use is proposed to be located.
2. The proposed use will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons working in the Business Park or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.
3. The proposed use will neither interfere with the operations of Oakland International Airport nor enable the establishment of uses that may be incompatible with the potential imposition of noise, light, smoke, air currents, electronic or other emissions, vibrations, discomfort, and/or inconvenience resulting from airport operations.

Use Approval

Based on the findings noted above and pursuant to LUDC Table 2.1 and Appendix A, you have permission to conduct your proposed business for administrative use at the site.

Any alterations at the site that require a development permit are subject to a separate permit process. (See LUDC Section 5 for permit procedures and a list of exempted work.) Any work at the site must comply with the standards of the LUDC.

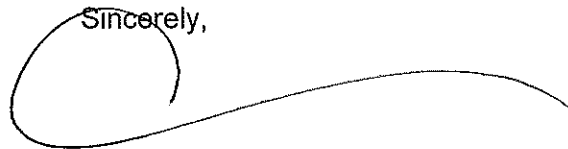
Appeal of Permit Coordinator's Determination

Pursuant to LUDC Section 5.7, this decision is subject to the administrative appeals process. This use consistency determination will be posted on the Port's website (<http://www.portoakland.com/business/bids-rfps/bid-engineering/permits/>) for fourteen (14) calendar days after the issuance of this determination. Absent an administrative appeal, the Permit Coordinator's decision becomes final on the fifteenth (15th) day after the issuance of this determination. The administrative appeal would be heard by the Permit Hearing Officer, currently the Port's Executive Director.

The LUDC can be found on the Port's web site:
<http://www.portoakland.com/files/PDF/LUDC%20April%202016.pdf>

Please let me know if you have any further questions at 510-627-1198 or cliang@portoakland.com.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a long, sweeping horizontal stroke that tapers to the right.

Colleen Liang
Port Environmental Supervisor