

APPLICATIONS ON FILE
June 12, 2015

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:

June 29, 2015

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 17-day public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please indicate the Case Number and submit a self-addressed stamped envelope for each case, to the Bureau of Planning-Zoning Division, at the address indicated above.

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 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 seventeen (17) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

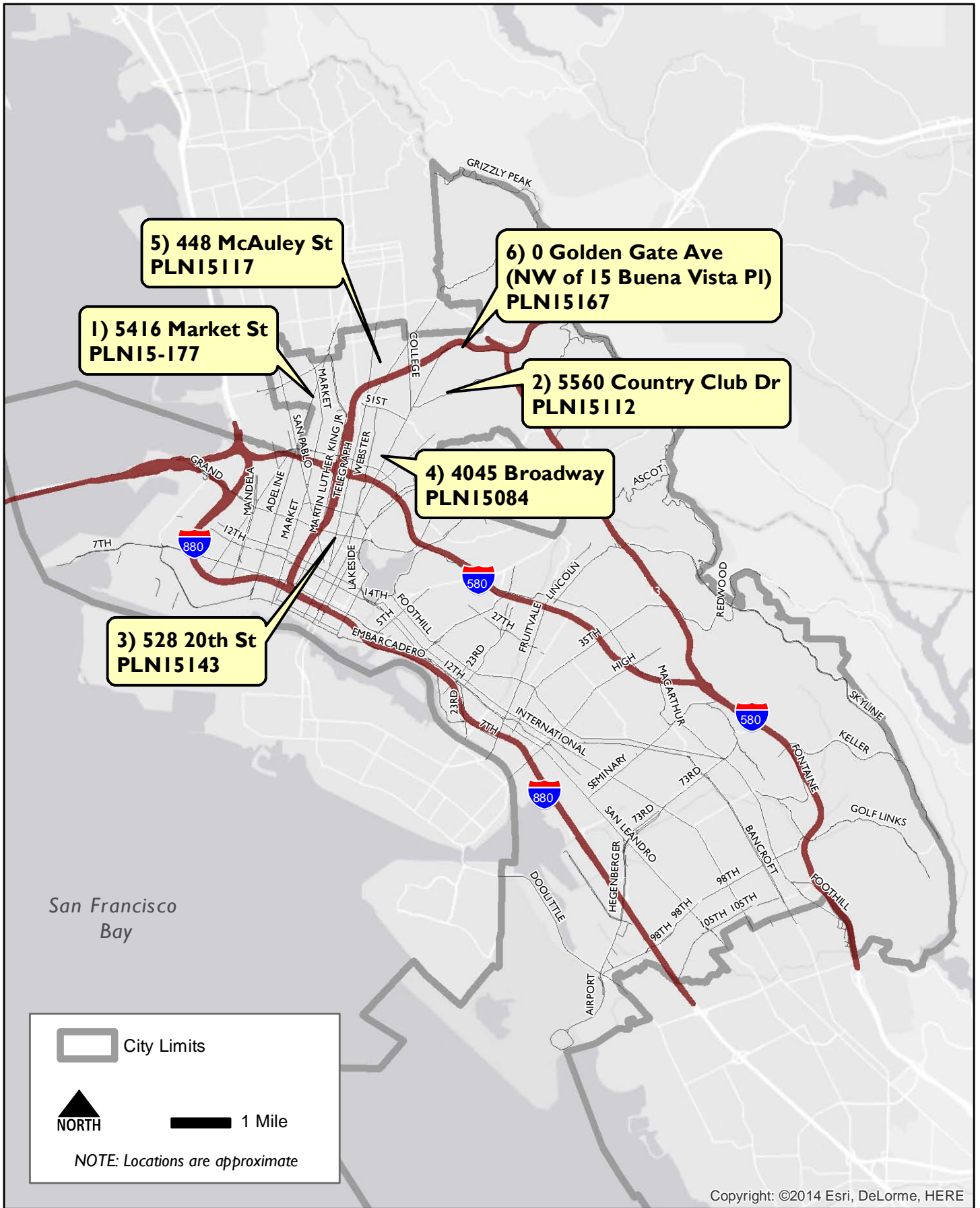
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change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

1. **Location:** 5416 Market Street, Oakland, CA 94611 (APN: 014-1196-019-00)
 Proposal: To convert lower floor of an existing single family dwelling into second residential unit by lowering floor by one foot, and replace all windows. Two parking spaces are provided at the rear portion of lot.
Applicant / Phone Number: David Huynh / (510) 697-5551
 Owner: Georg Chao
 Case File Number: PLN15-177
Planning Permits Required: Regular Design Review to convert lower floor into second residential unit.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2 Mixed Housing Type Residential Zone
Environmental Determination 15301-Addition and alteration to an existing structure; and
 Exemption: 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic Property
Service Delivery District: 1
 City Council District: 1
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact Case Planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com

2. **Location:** 5560 Country Club Drive, Oakland, CA 94618 (APN: 048A711601400)
 Proposal: Proposal to demolish the existing approximately 2,000 square foot single-family home and construct a new approximately 3,000 square foot single-family home.
Applicant / Phone Number: John Malick & Associates/ (510) 595-8042
 Owner: Jelley Patricia D TR
 Case File Number: PLN15112
Planning Permits Required: Regular Design Review for new construction.
 General Plan: Detached Unit Residential
 Zoning: RD-1
Environmental Determination 15303-New Construction or Conversion of Small Structures; and
 Exemption: 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Rating: F2+
Service Delivery District: 2
 City Council District: 1
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact Case Planner Pete Vollmann at (510) 238-6167 or by email: pvollmann@oaklandnet.com

3. **Location:** 528 20th Street, Oakland, CA 94612 (APN: 008 064500600)
 Proposal: Tentative Parcel Map for new condominiums for a new 24 unit project with ground floor commercial/live-work previously approved under application file number PLN14-182.
Applicant / Phone Number: Neal A. Parish/ (510) 834-6600
 Owner: 522-532 20TH STREET, LP
 Case File Number: PLN15143
Planning Permits Required: Tentative Parcel Map for new condominiums.
 General Plan: Central Business District
 Zoning: CBD-X
Environmental Determination 15332-In-fill Development Projects; and
 Exemption: 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic Property
Service Delivery District: Metro
 City Council District: 3
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact Case Planner **Pete Vollmann** at (510) 238-6167 or by email: pvollmann@oaklandnet.com

4. **Location:** 4045 Broadway, Oakland, CA 94611 **(APN: 012 10000701)**
 Proposal: To construct a 3 to 5-story building consisting of 47 residential condominium units, one 2,425 square foot ground-floor commercial condominium unit, with a street level parking garage for 25 parking stalls under the Planning Code provisions of Section 17.107 for Density Bonus.
Applicant / Phone Number: Cristian Streeter / (520) 465-5555
 Owner: Broadway Green, LLC
 Case File Number: PLN15084
Planning Permits Required: Regular Design Review for new construction; and Tentative Parcel Map for new condominiums (TPM 8248).
 General Plan: Community Commercial
 Zoning: CC-2 / Community Commercial
Environmental Determination 15332-In-Fill Development; and
 Exemption: 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic Property
Service Delivery District: 2
 City Council District: 1
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact Case Planner **Mike Rivera** at (510) 238-6417 or by email: mrivera@oaklandnet.com



Applications on File for the Week of June 12, 2015