

APPLICATIONS ON FILE

June 19, 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:

July 06, 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: 0 TUNNEL ROAD, Oakland, CA 94603** **(APN: 048H751001100)**
 Proposal: To construct a multi-story 3,438 sq. sf. single family dwelling on a 4,148 sq. ft. vacant lot with a 65% down slope.
Applicant / Phone Number: John Newton / (510) 526-7370
 Owner: Friedman Glenn A & Amy W Trs
 Case File Number: PLN15065
Planning Permits Required: Regular Design Review for new construction.
 General Plan: Hillside Residential
 Zoning: RH-3 / S-10 (Scenic Route Combining Zone) /S-11 (Site Development & Design Review Combining Zone)
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 Property (vacant lot)
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 **Caesar Quitevis** at **(510) 238-6343** or by email: clquitevis@oaklandnet.com

2. **Location: 541 HENRY STREET, Oakland, CA 94607** **(APN: 004 009903300)**
 Proposal: To operate an auto fee parking lot from the existing church's parking lot.
Applicant / Phone Number: David Bailey / (225) 205-6139
 Owner: Pentecostal Way Trust Church Corporation
 Case File Number: PLN15125
Planning Permits Required: Minor Conditional Use Permit to operate an auto fee parking lot.
 General Plan: Community Commercial; and Mixed Housing Type Residential
 Zoning: CC-2
Environmental Determination: 15301-Existing Facilities; and 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 **David Valeska** at **(510) 238-2075** or by email: dvalueska@oaklandnet.com

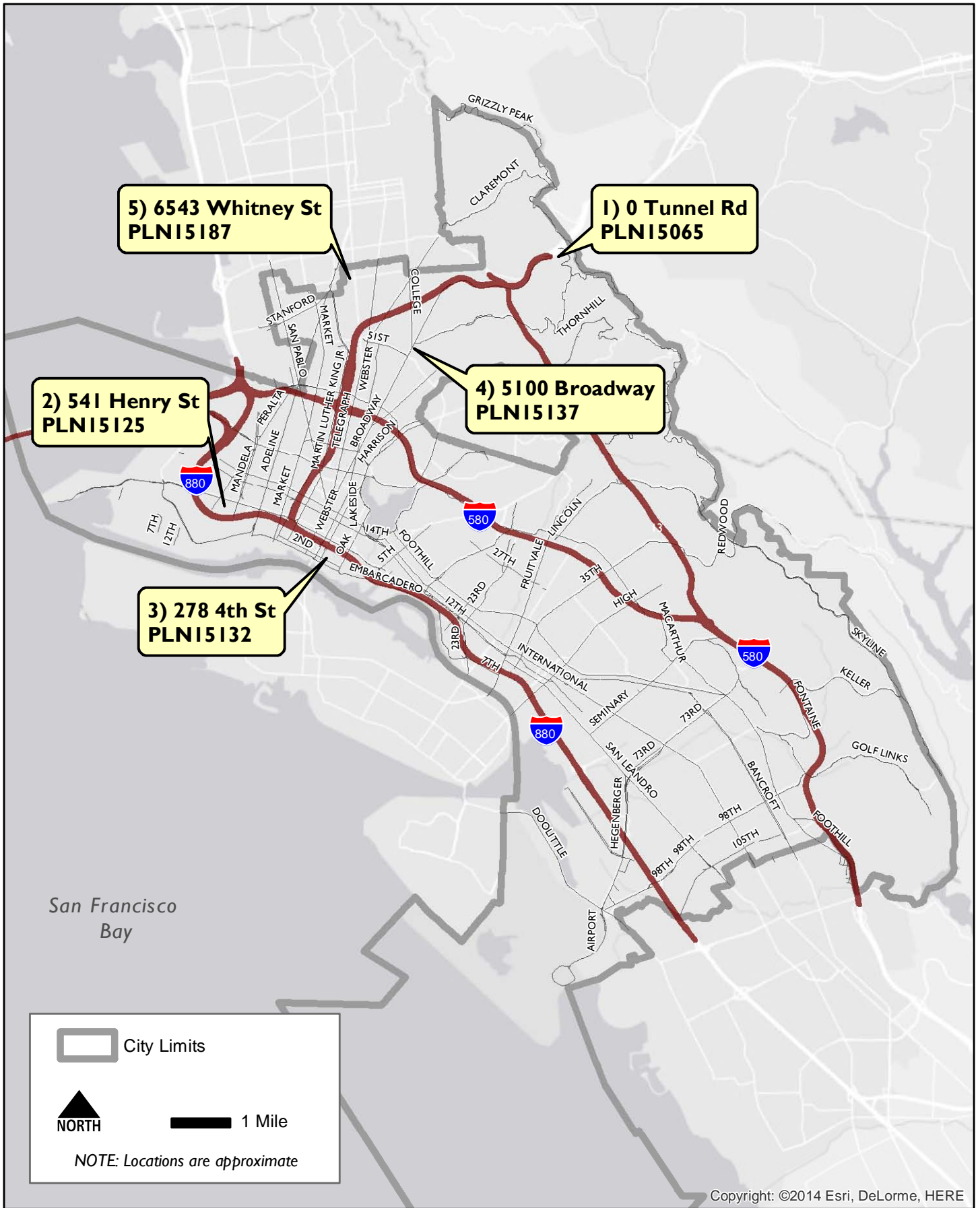
3. **Location:** 278 4TH STREET, Oakland, CA 94607 (APN: 001 015300900)
Proposal: To conduct an entertainment activity, and to convert an existing live/work unit into a regular residential dwelling unit.
Applicant / Phone Number: Daniel Dunkle / (415) 422-9960
Owner: Cavallero Robert
Case File Number: PLN15132
Planning Permits Required: Minor Conditional Use Permit for a Group Assembly activity in the C-45 zone; and Regular Design Review to create a new residential dwelling unit; and Minor Variance for zero off-street parking space where one parking is required for the proposed residential unit.
General Plan: EPP Waterfront Warehouse District
Zoning: C-45 Commercial zone; and S-4 (Design Review Combining Zone)
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Rating: B-1+
Service Delivery District: Metro
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@oaklandnet.com

4. **Location:** 5100 BROADWAY, OAKLAND, CA 94611 (APN's: 014124200203 & 014 124200507)
Proposal: To establish a Master Sign Program for the "Shops at the Ridge", Phase 1, a previously-approved shopping center redevelopment project (a.k.a., Safeway Redevelopment Project).
Applicant / Phone Number: Kalina Kunert / (925) 738-1286
Owner: Chan Alvin B Inc.
Case File Number: PLN15137
Planning Permits Required: Minor Conditional Use Permit for a Master Sign Program.
General Plan: Community Commercial
Zoning: CC-2
Environmental Determination: 15301-Existing Facilities; and 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 **Ann Clevenger** at (510) 238-6980 or by email: aclevenger@oaklandnet.com

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5. **Location:** 6543 WHITNEY STREET, Oakland, CA 94609 **(APN: 016 142900800)**
 Proposal: To raise an existing single family dwelling structure by 2'-5", convert the lower floor into an additional living space as part of single family dwelling, and construct an upper rear deck.
Applicant / Phone Number: Christopher Andrews / (510) 355-6401
 Owner: Mavedzenge Susan N & Victor
 Case File Number: **PLN15187**
Planning Permits Required: Regular Design Review to increase additional floor area over 100% within existing building footprint; and Minor Variances to reduce the side yard setback to increase the height of a structure within an existing non-conforming side and front yard setback (3'-7" side yard and 6'-6" front yard proposed where 4' and 20' are required.

 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15301-Existing Facilities; and
 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



Applications on File for the Week of June 19, 2015