

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 13, 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.

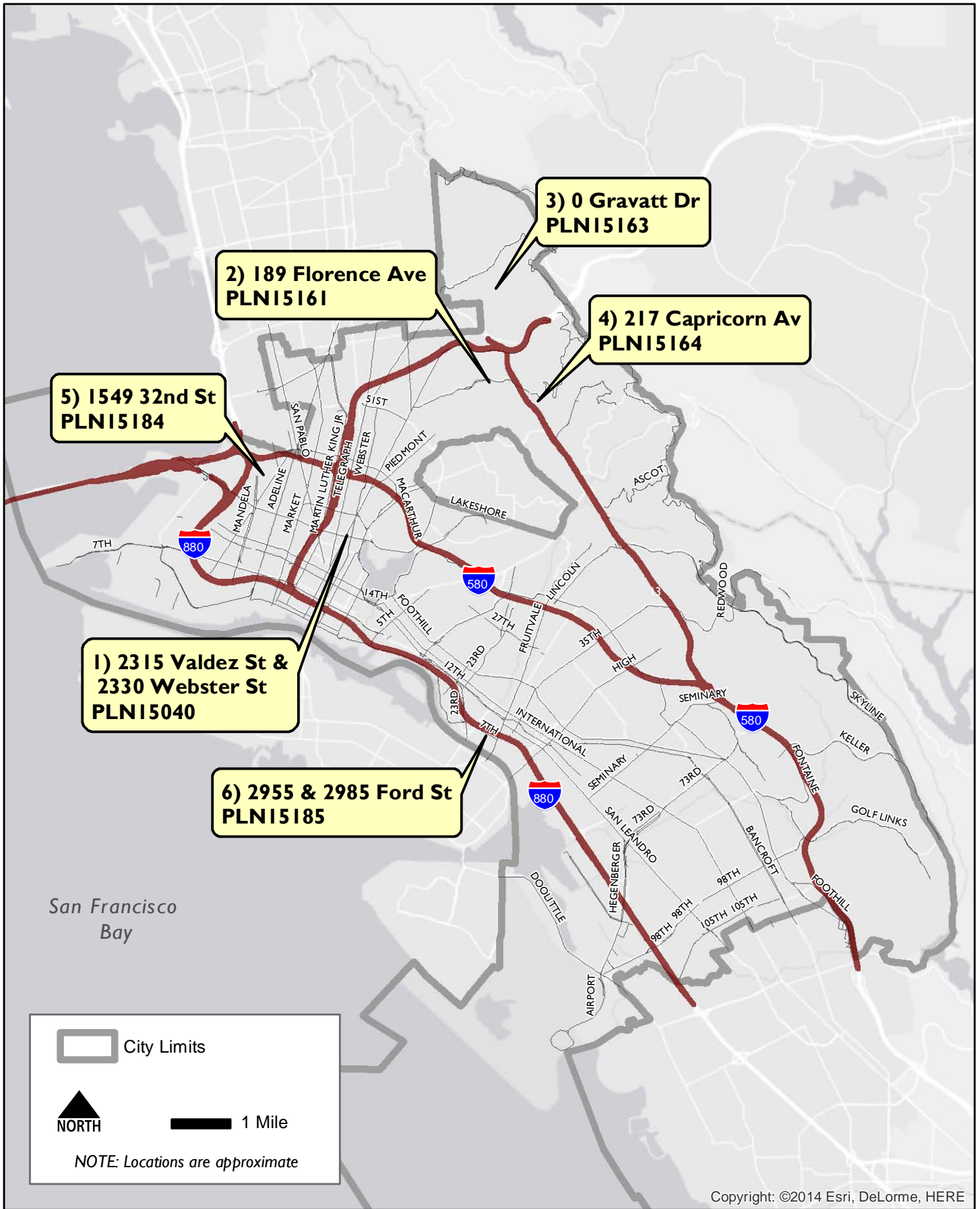
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change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

1. **Location:** 2315 VALDEZ STREET and 2330 WEBSTER STREET, Oakland, CA 94612
(APN's: 008 066800400 and 008 066800907)
Proposal: Proposal for a new seven story mixed use building containing 234 dwelling units, 16,000 square feet of ground floor retail, and 313 parking stalls, 225 of which are anticipated to be used as a City operated public parking garage (and replace the existing parking spaces on-site).
Applicant / Phone Number: Stephanie Hill / (415) 381-3001
Owner: City Oakland
Case File Number: PLN15040
Planning Permits Required: Regular Design Review for new construction; and Minor Variance to allow parking within 30 feet of the Webster Street frontage of the site.
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 <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>
Historic Status: Non-Historic Property (vacant lot)
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 **Peterson Vollmann** at (510) 238-6167 or by email: pvollmann@oaklandnet.com

2. **Location:** 189 FLORENCE AVENUE, Oakland, CA 94618 (APN: 048B713300800)
Proposal: To construct a new two-story 3,320 s.f. single family dwelling with 559 s.f attached two-car garage on a vacant lot.
Applicant -/ Phone Number: Eric Manou / (510) 928-3060
Owner: Mcgranahan Mark & Jean Trs
Case File Number: PLN15161
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 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 **Jason Madani** at (510) 238-4790 or by email: jsmadani@oaklandnet.com

3. **Location: 0 GRAVATT DRIVE, Oakland, CA 94603 (APN: 048H760606200)**
 Proposal: Vacant parcel adjacent to 530 Gravatt Drive; to construct a multi-level 3,579 sq. ft. single family residence with a rear building height of +/- 44'-0" on a downslope (76% slope gradient) 8,804 sq. ft. vacant lot.
Applicant -/ Phone Number: Robert Nebolon / (510) 525-2725
 Owner: Dfi Properties Llc
 Case File Number: PLN15163
Planning Permits Required: Regular Design Review for new construction; and Minor Variance to exceed the maximum permitted building height (44'-3" proposed, 40 ft maximum allowed with a CUP).
 General Plan: Hillside Residential
 Zoning: RH-4
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

4. **Location: 217 CAPRICORN AVENUE, Oakland, CA 94611 (APN: 048G741805000)**
 Proposal: To construct a 2-story 762 square-foot addition to an existing 739 square foot single family dwelling.
Applicant / Phone Number: Bethany Opalach /Buch Opalach Architects / (510) 595-1844
 Owner: Engle Matthew & Jennifer A
 Case File Number: PLN15164
Planning Permits Required: Regular Design Review to add 100% floor area addition.
 General Plan: Hillside Residential
 Zoning: RH-4
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: 4
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@oaklandnet.com



Applications on File for the Week of June 26, 2015