

APPLICATIONS ON FILE
September 18, 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:

October 05, 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.

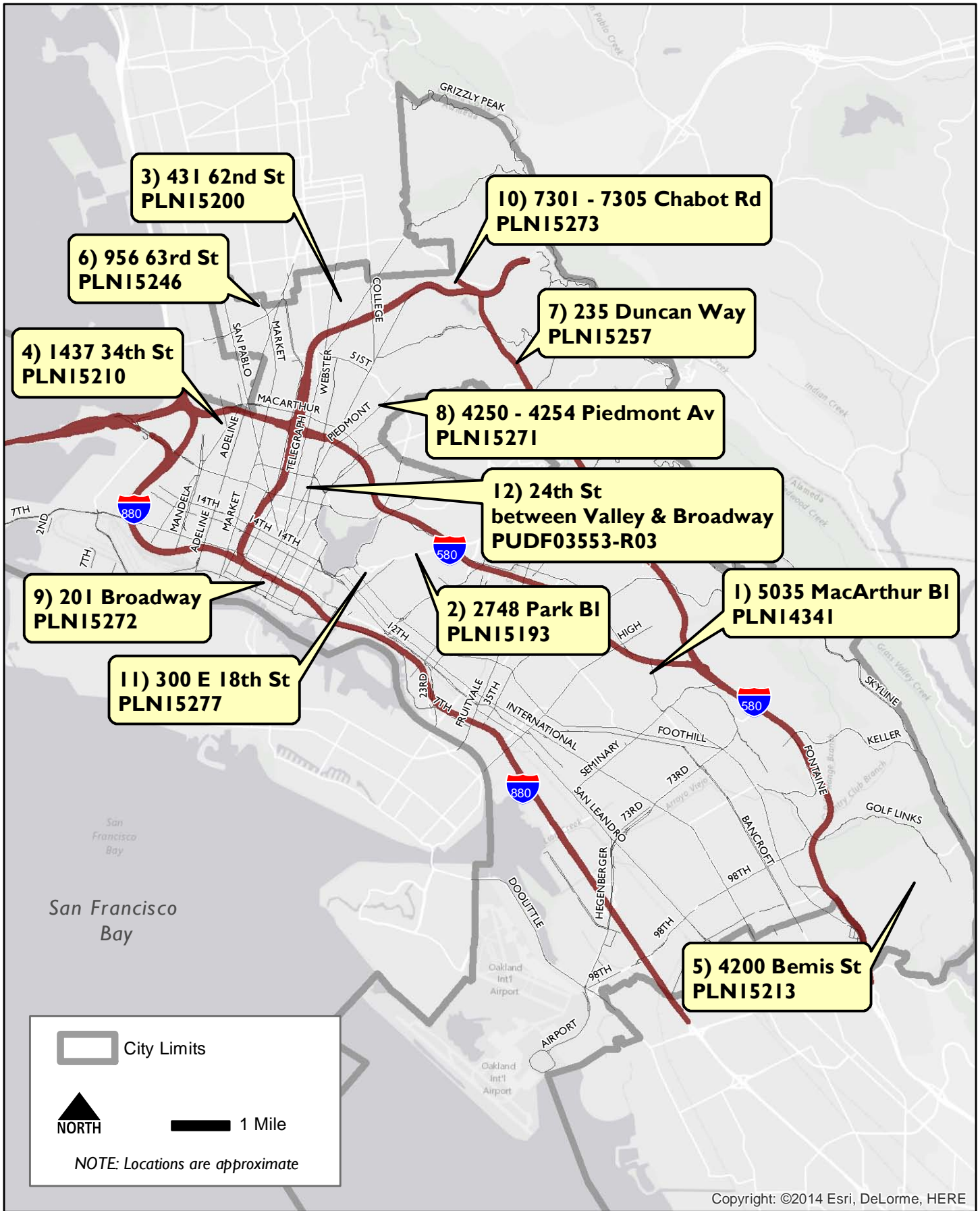
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change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

3. **Location:** 431 62ND STREET, Oakland, CA 94609 **(APN: 016 139304000)**
Proposal: To raise one-story residence by 3.5 feet high to convert lower basement into an additional living area of 1,027 square foot to an existing 1,200 square foot single family dwelling.
Applicant / Phone Number: Joe Walsh / (925) 855-1555
Owner: Dixon Andrew D & Crespo Carele G
Case File Number: PLN15200
Planning Permits Required: Regular Design Review for a residential addition over 1,000 square foot; and Minor Variance to encroach 8 feet into the required 20 feet front yard setback with a proposed raised entry stairs over 6 foot in height.
General Plan: Mixed Housing Type Residential
Zoning: RM-1
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: C2+
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: cquitevis@oaklandnet.com

4. **Location:** 1437 34TH STREET, Oakland, CA 94608 **(APN: 007 059400201)**
Proposal: To demolish existing structures and construct a three-story building with 8 residential condominiums on a 7,500 square foot lot.
Applicant / Phone Number: Francesa Boyd / (510) 301-9630
Owner: 3294 Louise Street LLC
Case File Number: PLN15210
Planning Permits Required: Regular Design Review for new construction; Tentative Parcel Map (TPM8202) to merge two lots into one lot to create residential condominiums; and Minor Variance to waive required group open space.
General Plan: Housing and Business Mix
Zoning: HBX-2
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: C2+
Service Delivery District: 1
City Council District: 3
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

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5. **Location:** 4200 BEMIS STREET, Oakland, CA 94605 **(APN: 048 626201500)**
Proposal: To demolish existing 3,235 square foot single family residence and construct a 4,950 square foot single family dwelling in approximately the same footprint location as the existing building.
Applicant / Phone Number: Todd Jersey / (510) 528-5477
Owner: Rene Lauzon
Case File Number: PLN15213
Planning Permits Required: Regular Design Review for new construction; and Minor Variance for rebuilding a garage within the required side yard setback.
General Plan: Hillside Residential
Zoning: RH-2
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
Service Delivery District: 4
City Council District: 7
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

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6. **Location:** 956 63RD STREET, Oakland, CA 94608 **(APN: 016 143900301)**
Proposal: To construct a two-story building addition over the existing one-story warehouse to create 14 work/live units and 14 residential units.
Applicant -/ Phone Number: Jennifer Daly & Nicholas Pigott
Owners: 950 63rd LLC
Case File Number: PLN15246
Planning Permits Required: Regular Design for building alterations/additions; and Minor Variance for building height where 35 feet is allowed and 39.5 feet is proposed in the HBX-1 Zone.
General Plan: Housing and Business Mix; and Mixed Housing Type Residential
Zoning: HBX-1
Environmental Determination: 15332-In Fill Development; 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 **Mike Rivera** at **(510) 238-6417** or by email: mrivera@oaklandnet.com



Applications on File for the Week of September 18, 2015