

APPLICATIONS ON FILE
October 9, 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 26, 2015

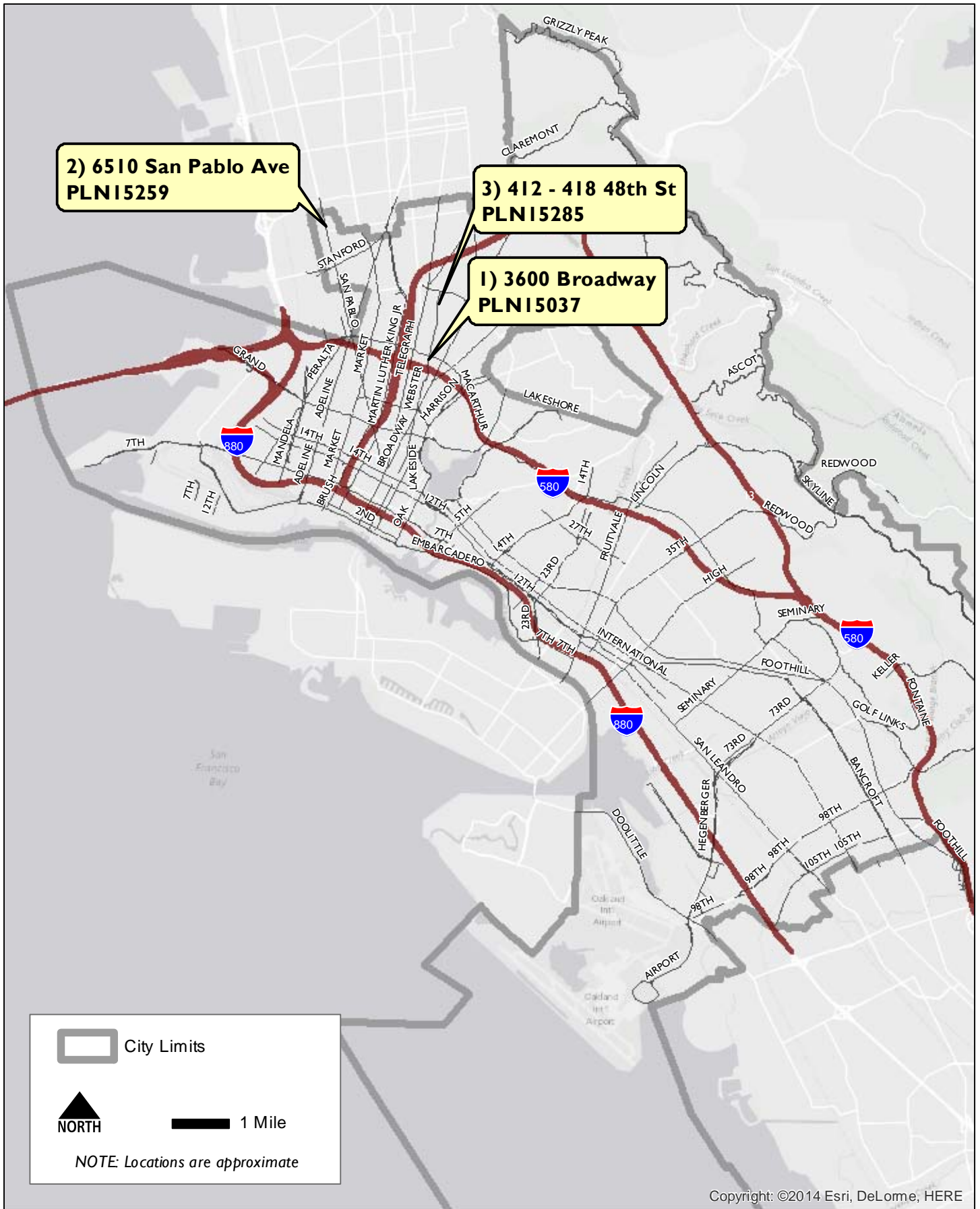
In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case Planner promptly.

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.

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3. **Location:** 412, 414, 416 and 418 48TH STREET, Oakland, CA 94609 (APN: 013 114501100)
Proposal: To convert 3 existing buildings on one lot to 4 residential condos (TPM 10262). Add 49 sq. ft. to the building footprint including a new upper level deck to the existing duplex (#412 & #414 48th St). Raise the building at #416 48th St by 4'-6" within the existing non-conforming setbacks. Raise the building at #418 48th St by 2'-0" and relocate structure to conform with rear and side yard setbacks.
- Applicant -/ Phone Number:** Jibu John / (925) 640-4850
Owner: RWW Properties LLC
Case File Number: PLN15285
- Planning Permits Required:** Tentative Parcel Map Subdivision for condo conversion of 4 residential units; Regular Design Review to raise one building (#416) 4'-6"; relocate and raise 2'-0" another (#418) to meet side and rear setbacks; and add 49 sq. ft. to the existing building footprint for an upper deck over a utility room (at #412 / #414); and Minor Variance for a building that is being raised within the rear and side yard setbacks (20'-0" and 5'-0" minimum required, 3'-8" and 1'-6" existing and proposed).
- General Plan:** Mixed Housing Type Residential
Zoning: RM-1
- Environmental Determination:** 15315- Minor Land Divisions;
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: 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



Applications on File for the Week of October 9, 2015