

APPLICATIONS ON FILE
October 16, 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:

November 2, 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:** 3320-3322 Magnolia STREET, OAKLAND, CA 94608 (APN: 005 047303600)
 Proposal: To convert existing church into a new residential dwelling, and convert the rear accessory building into a separate new residential dwelling, totaling two residential units on a single lot.

Applicant- Owner/ Phone Number: Bob Richardson / (510) 915-2288
 Case File Number: PLN15238

Planning Permits Required: Regular Design Review to create two detached residential units; and Minor variances to allow the rear residential unit to be within the required setbacks, and for residential buildings exceeding the maximum lot coverage in the RM-2 zone.

General Plan: Mixed Housing Type
 Zoning: RM-2

Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCHS Rating: B+a2
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 **David Valeska** at (510) 238-2075 or by email: dvalueska@oaklandnet.com

2. **Location:** 2839 MAGNOLIA STREET, Oakland, CA 94608
 APN's: 005 045801500 and 005 045801600
 Proposal: To operate a plant nursery facility with on-site accessory parking.

Applicant / Phone Number: Luke Iseman / (415) 623-6817
 Owner: Post Works SF, LLC
 Case File Number: PLN15284

Planning Permits Required: Minor Conditional Use Permit for a Plant Nursery activity in the RM-2 Zone.

General Plan: Mixed Housing Type Residential
 Zoning: RM-2

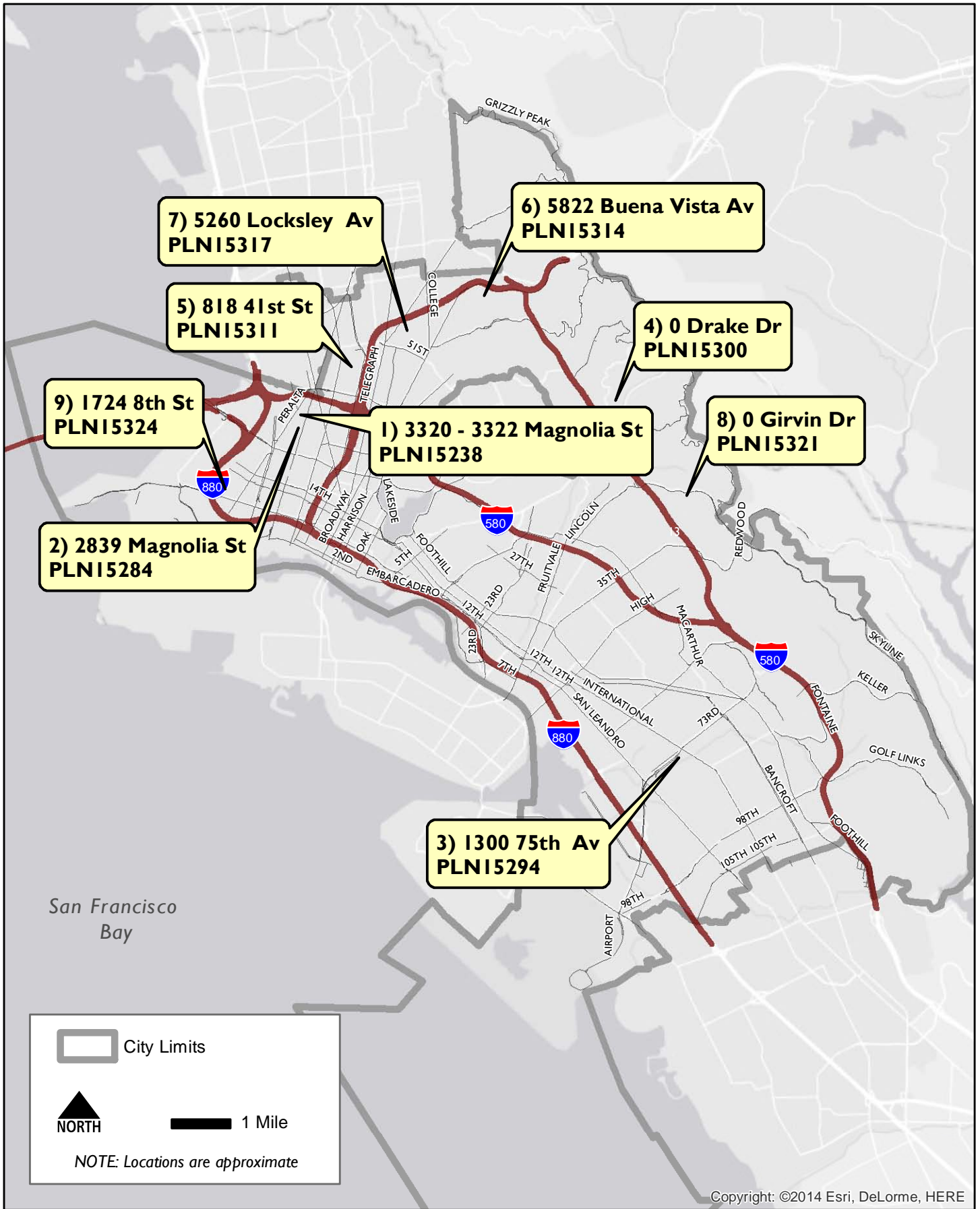
Environmental Determination: 15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Non-Historic Property
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 **David Valeska** at (510) 238-2075 or by email: dvalueska@oaklandnet.com

7. **Location:** **5260 LOCKSLEY AVENUE, Oakland, CA 94618 (APN: 014 123102900)**
Proposal: To construct a rear 1,837 square foot second residential dwelling on a lot that contains an existing single-family dwelling in front of the property (total of two residential units).
Applicant / Phone Number: Craig Fixler / (925) 270-5057
Owners: Craig and Rae Fixler Family Trust
Case File Number: **PLN15317**
Planning Permits Required: Regular Design Review for new construction; and
Minor Conditional Use Permit for a second residential dwelling in the RM-1 zone.
General Plan: Mixed Housing Type Residential
Zoning: RM-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: Historic Rating=API, Dc3
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:
jmadani@oaklandnet.com

8. **Location:** **0 GIRVIN DRIVE, Oakland, CA 94603 (APN: 048D728104300)**
*(the proposal is located between the 5970 Girvin Drive and
6001 Chelton Drive neighboring residences)*
Proposal: To subdivide a 21,039 square foot lot into two new lots (Lot A=11,733 square foot and Lot B= 9,301 square foot), and construct two single family dwellings (Lot A= 2,224 square foot and Lot B= 2,001 square foot) on a 44% sloped lot.
Applicant / Phone Number: John Newton / (510) 526-7370
Owner: Cain Maureen Tr
Case File Number: **PLN15321**
Planning Permits Required: Regular Design Review for new construction; and
Minor Variance for the house on Lot B to increase the building height (pitch roof) to 41'-9", where only 38' is allowed in a 44% sloped parcel; and
Tentative Parcel Map for Subdivisions (TPM 10414)
General Plan: Hillside Residential
Zoning: RH-4
Environmental Determination: 15315-Minor Land Divisions; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
Service Delivery District: 3
City Council District: 4
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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9. **Location:** 1724 8TH STREET, Oakland, CA 94607 **(APN: 006 002104600)**
 Proposal: To construct a 1,622 square foot two-story single family dwelling on a vacant parcel.
Applicant - Owner/ Phone Number: Mehmed Ahmetspahic / (510) 575-6034
 Case File Number: **PLN15324**
 Planning Permits Required: Regular Design Review for new construction
 General Plan: Mixed Housing Type Residential
 Zoning: RM-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: Historic District Rating=API
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



Applications on File for the Week of October 16, 2015