

APPLICATIONS ON FILE

October 23, 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 9, 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:** 4242-4260 BROADWAY, OAKLAND, CA 94611
 (APN's: 013 110902602 and 013 110902802)
Proposal: Revision to an entitled Planning application (DR13133) previously approved for a new one-story 8,600 square foot building for a medical service-dialysis clinic. The proposal now is for the construction of a two-story building where the first-story will be a parking podium, and the second-story will be a 12,729 square foot medical facility for a dialysis clinic.
Applicant / Phone Number: Mike Conn / (510) 332-3888
 Owner: CCIG Properties LLC
 Case File Number: DR13133-R01
Planning Permits Required: Regular Design Review for building demolition and alterations.
 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 **Jose Herrera** at **(510) 238-3808** or by email: jherrera@oaklandnet.com

2. **Location:** 0 MANZANITA DRIVE, OAKLAND, CA 94603 **(APN: 048E732002800)**
Proposal: To construct a new single family dwelling on a vacant lot.
 (the vacant lot is located between 2199 and 2211 Manzanita Drive)
Applicant / Phone Number: John Newton / (510) 526-7370
 Owner: Montalbo David K
 Case File Number: PLN15081
Planning Permits Required: Regular Design Review for new construction; and Minor Variance to allow the building to exceed the 24-foot height limit above the rear setback line for up-sloping lots.
General Plan: Hillside Residential
 Zoning: RH-4/S-10/S-11
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: 2
City Council District: 4
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at **(510) 238-6342** or by email: mbrenyah@oaklandnet.com

3. **Location:** 1032 36TH STREET, OAKLAND, CA, 94608 **(APN: 012 095001000)**
 Proposal: To construct an approximately 2,350 square feet duplex on an existing vacant lot.
Applicant / Phone Number: Indigo Design Group / (510) 697-4289
 Owner: 4722 Shattuck LLC
 Case File Number: **PLN15109**
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: 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 **Moe Hackett** at **(510) 238-3973** or by email: mhackett@oaklandnet.com

4. **Location:** 12701 SKYLINE BOULEVARD, OAKLAND, CA 94619**(APN: 037A314200100)**
 Proposal: To construct 1,058 square feet of one-story additions to an existing 3,071 square feet one-story single-family dwelling with a new separate second curb-cut and driveway.
Applicant / Phone Number: Suzanne Meyer / (415) 360-2744
 Owners: Moore Gregory & Sandra
 Case File Number: **PLN15266**
Planning Permits Required: Regular Design Review for building alterations; and Minor Variances for a 24 feet front yard setback where 25 feet is required, and for a second driveway curb-cut to the lot frontage where one curb-cut is only allowed in the RH-1 Zone.
 Zoning: RH-1
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: 4
 City Council District: 6
 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

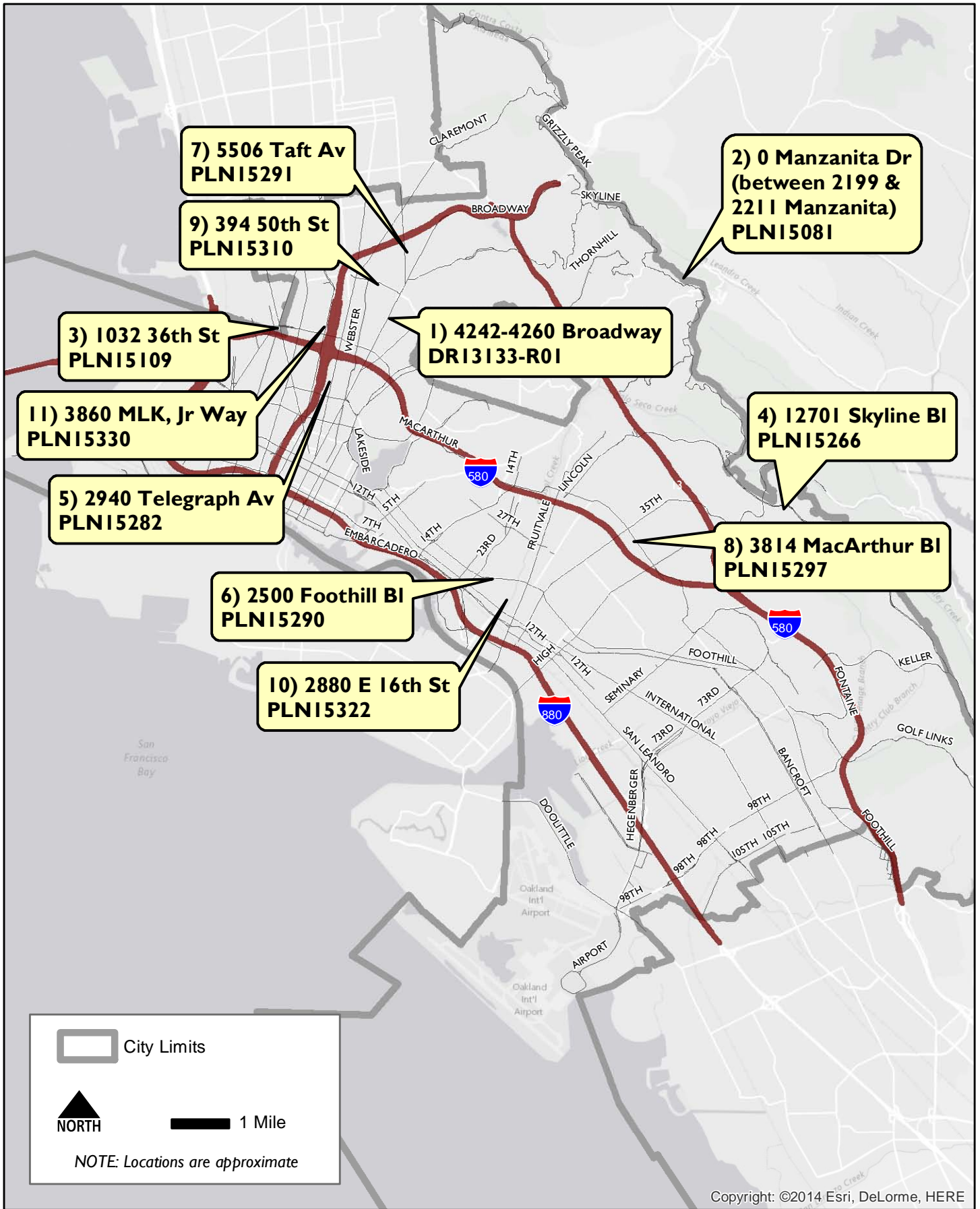
5. **Location:** 2940 TELEGRAPH AVENUE, OAKLAND, CA 94609 (APN: 009 069901600)
Proposal: To convert an existing ground-floor commercial space to a second residential unit.
Applicant / Phone Number: John Nguyen / (510) 552-2641
Owner: Victoria Peckham
Case File Number: PLN15282
Planning Permits Required: Regular Design Review to create a new second residential dwelling unit; and Minor Variance for no off-street parking where one parking space is required.
General Plan: Community Commercial
Zoning: CC-2
Environmental Determination: 15302-Replacement or Reconstruction; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating, C3
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 **Moe Hackett** at (510) 238-3973 or by email: mhackett@oaklandnet.com

6. **Location:** 2500 FOOTHILL BOULEVARD, OAKLAND, CA 94601 (APN: 020 020404600)
Proposal: To construct a three-story single family dwelling of approximately 2,800 square feet.
Applicants / Phone Number: Evan and Karuna Holm / (415) 686-4080
Owners: Evan & Karuna Holm
Case File Number: PLN15290
Planning Permits Required: Regular Design Review for new construction.
General Plan: Urban Residential
Zoning: RU-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
Service Delivery District: 3
City Council District: 5
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

9. **Location:** 394 50TH STREET, OAKLAND, CA 94609 (APN: 013 114103400)
 Proposal: Convert basement to habitable space by raising the house 4'-4" and excavating down 1'-8" to add 936 square feet to an existing 1,250 square feet single-family dwelling, where the non-conforming side yard setback (2'-1") exists.
Applicant / Phone Number: Cari R. Jelen with Cari Design / (510) 717-0037
 Owner: Dean Sedlacheck
 Case File Number: PLN15310
Planning Permits Required: Regular Design Review for building alterations; and Minor Variance to encroach in the minimum required 4'-0" side yard setback where 2'-0" is proposed within the existing non-conforming side yard setback.
 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: 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

10. **Location:** 2880 E 16TH ST, OAKLAND, CA 94601 (APN: 025 072900500)
 Proposal: To construct a detached second residential dwelling at the rear of an existing single-family dwelling for a total of two units on a single lot.
Applicant / Phone Number: Scott Galka / (510) 610-6602
 Owner: Chin Andy & Cua
 Case File Number: PLN15322
Planning Permits Required: Regular Design Review for new construction.
 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: 3
City Council District: 5
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at (510) 238-6342 or by email: mbrenyah@oaklandnet.com

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11. **Location:** 3860 MARTIN LUTHER KING JR, WAY, OAKLAND, CA, 94609
 (APN: 012 096805600)
- Proposal:** To install a Telecommunications facility for Verizon Wireless. The facility includes nine (9) antenna panels with associated equipment to be concealed within two new RF transparent rooftop enclosures, measuring 21' x 13' and 10'x10' in an antenna lease area, located on the roof of a five-story building.
- Applicant / Phone Number:** Maria Kim / (916) 247-6087
- Owner:** Cotter & Coyle LLC
- Case File Number:** PLN15330
- Planning Permits Required:** Regular Design Review for a new Telecommunications facility; and Minor Conditional Use Permit to operate a Macro Telecommunication Facility
- General Plan:** Neighborhood Center Mixed Use
- Zoning:** S-15
- 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 October 23, 2015