

APPLICATIONS ON FILE
November 13, 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 30, 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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1. **Location:** 0 Balboa DRIVE, OAKLAND, CA 94611 (APN: 048E734602800)
(the project is located adjacent to and east of the neighboring residence at 5911 Balboa Drive)
Proposal: To construct a new single family dwelling on a vacant upsloping lot.
Applicant / Phone Number: William Coburn / (510) 893-8826
Owner: Bay Port Group Real Estate Inc. & Guan Jian M
Case File Number: PLN14153
Planning Permits Required: Regular Design Review for new construction.
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
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

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2. **Location:** 0 GOLDEN GATE AVENUE, Oakland, CA, 94618 (APN: 048A720000600)
(the project is located adjacent to the neighboring residence at 15 Buena Vista Avenue)
Proposal: To construct a 2,844 square foot single family dwelling on a vacant upslope lot.
Applicant / Phone Number: Ryan Ferguson / (510) 499-9735
Owner: Bodeaux Marcie & Shoemaker Dolores
Case File Number: PLN15167
Planning Permits Required: Regular Design Review for new construction; and
Minor Variance for a Floor Area Ratio (FAR) of 0.63 where 0.55 is the maximum
allowed in the RD-1 zone.
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
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 **Michael Bradley** at **(510) 238-6935** or by email:
mbradley@oaklandnet.com

3. **Location:** 3416 PIEDMONT AVENUE, OAKLAND, CA, 94611
 APNs: 009 073103902 and 009 073104001
 Proposal: Revision to previously approved project for six units over ground floor commercial. The revision includes a slight change in building height at the southeast corner of the building from 45'0" to 47'6" to address the grade change in the cross slope of the property and to still allow for a 15 foot tall ground floor commercial space, which requires a minor variance.
Applicant / Phone Number: Patrick White / (415) 716-1875
 Owner: White Patrick
 Case File Number: PLN15197-R01
Planning Permits Required: Regular Design Review for new construction; and
 Minor Variances for building within the required rear yard setback, having parking located within 30 feet of the project frontage and exceeding the height of the southeast corner of the building from 45'-0" to 47'- 6" to address the grade change in the cross slope of the property.
 General Plan: Community Commercial
 Zoning: CC-2; D-BV-3
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: 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

4. **Location:** 15735 SKYLINE BOULEVARD, OAKLAND, CA, 94605 (APN: 048 629808000)
 Proposal: To subdivide one lot into two new lots. Lot "A" will measure 10,933 square feet ,in area; and Lot "B" will measure 12,592 square feet in area.
Applicant / Phone Number: Anthony Paler / (510) 427-7325
 Owner: Silvernail Construction Company, LLC
 Case File Number: PLN15269
Planning Permits Required: Tentative Parcel Map for subdivisions (TPM 10422); and
 Minor Variance to reduce minimum lot size of "Lot A" to 10,933 square feet, where the median lot size requirement is 11,910 square feet in the RH-4 zone.
 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: 4
City Council District: 7
 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

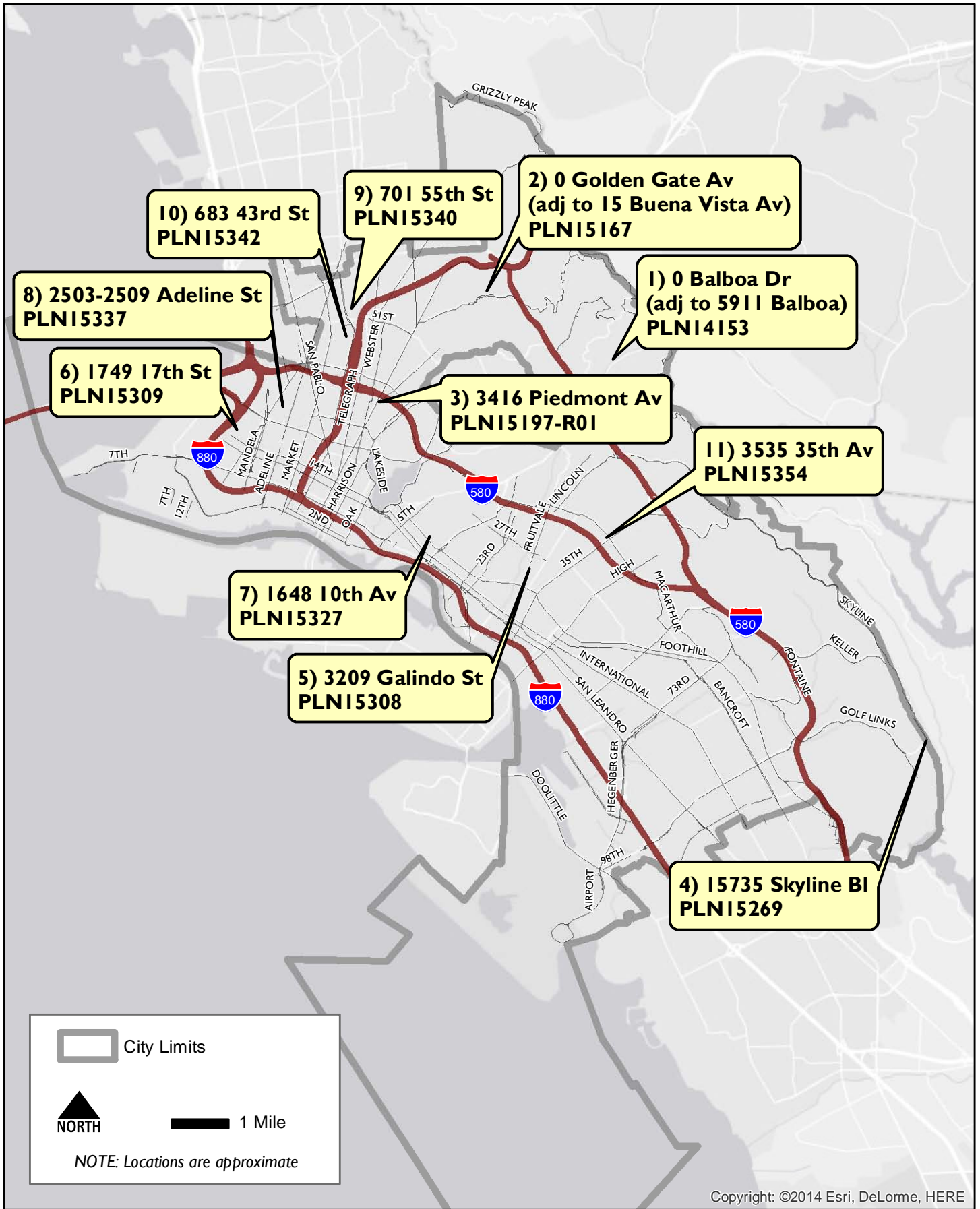
5. **Location: 3209 GALINDO STREET, OAKLAND, CA, 94601 (APN: 027 083902401)**
 Proposal: To operate an alcohol and drug outpatient program within an existing commercial building. *Note: The applicant is relocating from the existing operation, located at 1315 Fruitvale Avenue.*
Applicant / Phone Number: Virginia Salvatier / (510) 535-2303
 Owner: Latino Commission on Alcohol & Drug Abuse of Alameda County
 Case File Number: PLN15308
Planning Permits Required: Minor Conditional Use Permit to operate a Health Care Civic Activity for counseling services in the RM-4 Zone.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-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
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 **David Valeska** at **(510) 238-2075** or by email: dvalueska@oaklandnet.com

6. **Location: 1749 17TH STREET, OAKLAND, CA, 94607 (APN: 007 055800500)**
 Proposal: To operate a wood-working manufacturing open facility on an existing 22,000 square foot commercial lot with existing permanent and temporary structures.
Applicant / Phone Number: Macroock, LLC / (650) 575-5961
 Owner: Mackrock LLC
 Case File Number: PLN15309
Planning Permits Required: Minor Conditional Use Permit for Open Facilities in the HBX-4 Zone.
 General Plan: Housing and Business Mix
 Zoning: HBX-4
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: 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

9. **Location: 701 55TH ST, OAKLAND, CA, 94609** **(APN: 014 120800100)**
 Proposal: To convert four residential dwellings to four residential condominiums.
Applicant -/ Phone Number: John Gutierrez / (510) 647-0600
 Owner: Hamner Robert M & Clair F
 Case File Number: PLN15340
Planning Permits Required: Tentative Parcel Map for condominium conversion.
 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: OCHS Rating, D2+
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 **Maurice Brenyah-Addow** at **510-238-6342** or by
 email: mbrenyah@oaklandnet.com

10. **Location: 683 43RD ST, OAKLAND, CA, 94609** **(APN: 013 109103200)**
 Proposal: To convert four residential dwellings to four residential condominiums.
Applicant / Phone Number: North Main St Props (B. Roemer) / (510) 326-8647
 Owner: Robertson Floyd
 Case File Number: PLN15342
Planning Permits Required: Tentative Parcel Map for condominium conversion.
 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: 1
 City Council District: 1
 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:** 3535 35TH AVENUE, OAKLAND, CA, 94619 **(APN: 028 095600604)**
 Proposal: To reconstruct an one-story Taco Bell fast food restaurant building.
Applicant / Phone Number: Steve Howell / (925) 580-5770
 Owner: Dolan Foster Enterprises LLC
 Case File Number: **PLN15354**
Planning Permits Required: Minor Conditional Use Permit to reconstruct a non-conforming fast-food restaurant with drive-through service.
 General Plan: Mixed Housing Type Residential; Neighborhood Center Mixed Use
 Zoning: CN-2; RM-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
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 **Maurice Brenyah-Addow** at **(510) 238-6342** or by email: mbrenyah@oaklandnet.com



Applications on File for the Week of November 13, 2015