

APPLICATIONS ON FILE
November 20, 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:

December 7, 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.

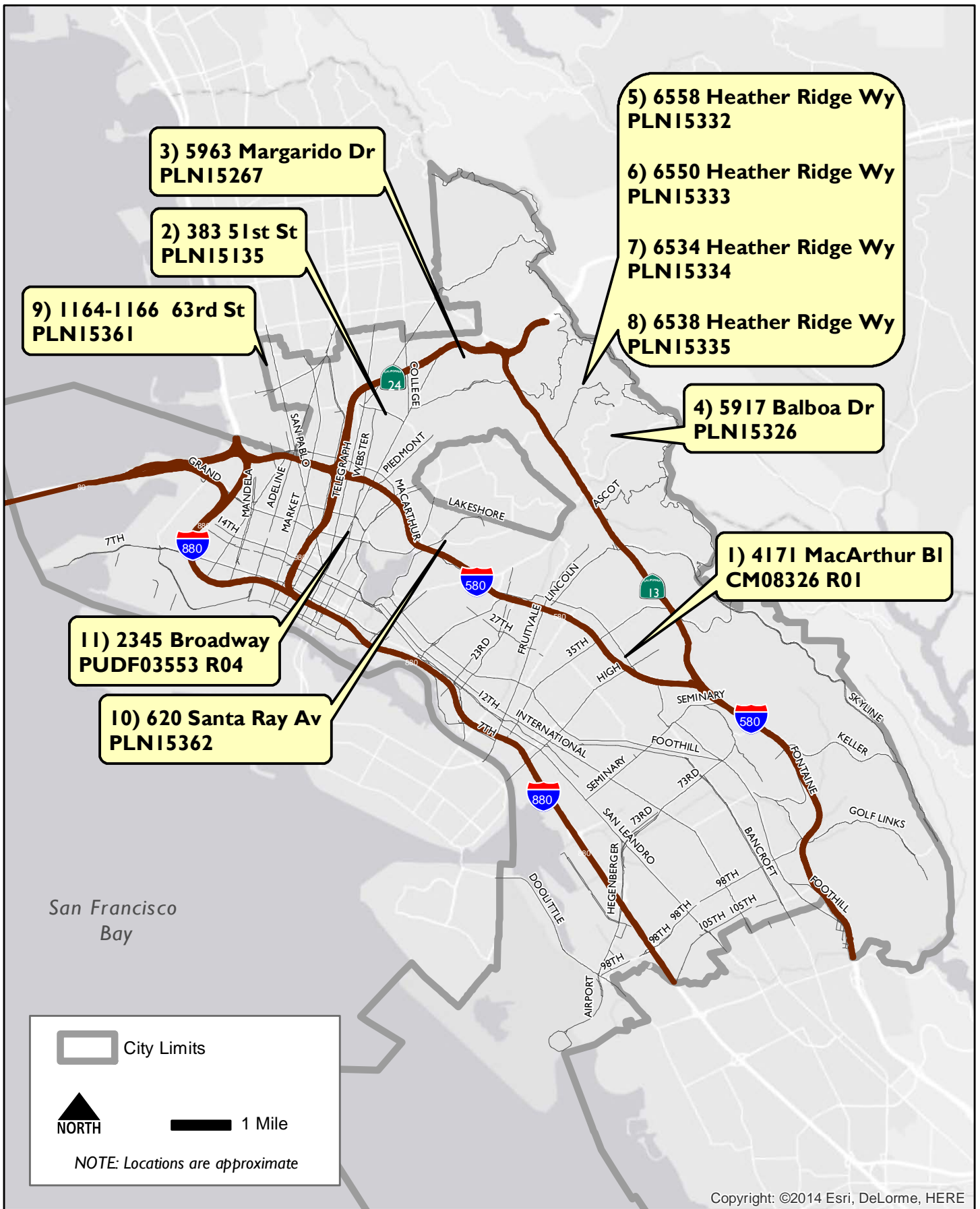
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1. **Location:** 4171 MACARTHUR BOULEVARD, OAKLAND, CA 94619 (APN: 030 198115700)
 Proposal: Revision to approved Planning application (CM08326) to upgrade full service restaurant on a restricted street with beer/wine to include restaurant bottle sales under the existing ABC Type #41 restaurant license.
Applicant / Phone Number: Communita Table (M. Le Prohn) / (510) 482-2114
 Owner: Manos Development Corporation
 Case File Number: CM08326-R01
Planning Permits Required: Minor Conditional Use Permit to allow a conditionally permitted Full-Service Restaurant to serve alcohol on a restricted street.
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-2
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: 4
 City Council District: 4
 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:
 dvaleska@oaklandnet.com

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2. **Location:** 383 51ST STREET, OAKLAND, CA 94609 (APNs: 013 114104602 and 013 114104705)
 Proposal: A mini-lot development for two new single family homes. The proposal includes the use of a previous City owned lot that was no longer needed for right of way that was sold to the adjacent property owner. The proposal includes two side by side single family houses that will share an adjoined driveway.
Applicant / Phone Number: Jeff Vasquez / (925) 216-2280
 Owner: Urban Infill Development LLC
 Case File Number: PLN15135
Planning Permits Required: Regular Design Review for new construction;
 Minor Conditional Use Permit for a mini-lot development;
 Minor Variance to allow for two parking spaces with two additional spaces in tandem for a total of four spaces where three independently accessible spaces are required; and
 Parcel Waiver Map to adjust lot lines.
 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: 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 **Peterson Vollmann** at (510) 238-6167 or by email:
 pvollmann@oaklandnet.com

9. **Location:** 1164-1166 63rd STREET, OAKLAND, CA 94608 (APN: 016 146600400)
 Proposal: To convert existing duplex and new 2,711 square feet duplex under construction into four residential condominium units.
Applicant / Phone Number: Tanya Boyce / (510) 932-5416
 Owner: Enigamy Global Investments, Inc. / Kevin Hampton
 Case File Number: PLN15361
Planning Permits Required: Tentative Parcel Map to create four residential condominium units; Regular Design Review for new construction and alterations; and Minor Conditional Use Permit for a total of four units in the RM-3 Zone.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-3
Environmental Determination: 15301 (k)-Creation of common ownership interest; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating, Dc3
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:** 620 SANTA RAY AVENUE, OAKLAND, CA 94610 (APN: 011 087301200)
 Proposal: To construct a 43 square-foot rear addition to the existing 1,752 square-foot single-family residence.
Applicant / Phone Number: Cynthia Battenberg / (510) 219-2270
 Owners: Battenberg Cynthia L & Retana Humberto T
 Case File Number: PLN15362
Planning Permits Required: Minor Variances to provide a 6" left side setback where 5' is required, and a 15'-9" rear setback where 20' is required.
 General Plan: Detached Unit Residential
 Zoning: RD-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: 3
 City Council District: 2
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Aubrey Rose** at (510) 238-2071 or by email: arose@oaklandnet.com

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11. **Location:** **2345 BROADWAY OAKLAND, CA 94612**
(APNs: 008 066600700 and 008 073900700)
- Proposal:** Revision to approved projects to establish a café within a shipping container within property and 50' from Broadway.
- Applicant / Phone Number:** Signature Development Group / (510) 251-9280
- Owner:** Hive Development Group Llc
- Case File Number:** **PUDF03553-R04**
- Planning Permits Required:** Revision to amend approved Planned Unit Development (PUD).
- General Plan:** Community commercial
- Zoning:** PUD
- 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, EB+3
- Service Delivery District:** 2
- City Council District:** 3
- Action to be Taken:** Pending
- Finality of Decision:** Appealable to Planning Commission
- For Further Information:** Contact case Planner **Catherine Payne** at **(510) 238-6168** or by email: cpayne@oaklandnet.com



Applications on File for the Week of November 20, 2015