

**APPLICATIONS ON FILE**  
**December 4, 2015**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2nd Floor**  
**Oakland, California 94612**

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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 21, 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 EXETER DRIVE, OAKLAND, CA 94603 (APN: 048D729708101)**  
                  *(the project is located across the street from the neighboring residence at 6569 Exeter Drive)*  
                  **Proposal:** Re-notification for an alternative design to construct a 3008 sq. ft. single-family residence on a 6,294 sq. ft. upslope (57% slope gradient). Prior design review approval revised for new owner with proposed changes to the architecture and floor area, but same building footprint, building massing, and site design.

**Applicant / Phone Number:** Adam McClure / (415)312-4494  
                  **Owner:** Accel Equity Llc.

**Case File Number: DR05347-R01**

**Planning Permits Required:** Regular Design Review for new construction in the S-10 zone district.

**General Plan:** Hillside Residential  
                  **Zoning:** RH-4 / S-10

**Environmental Determination:** 15303-New Construction or Conversion of Small Structures  
                  15183-Projects Consistent with a Community 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 **Caesar Quitevis** at **(510) 238-6343** or by email: [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

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2.                   **Location: 6029 Contra Costa ROAD, OAKLAND, CA 94618(APN: 048A710201500)**  
                  **Proposal:** To construct a 4,146 sq. ft. single-family residence on a 21% down slope lot.

**Applicant - Owner/ Phone Number:** Contra Costa Holdings, LLC / (415) 484-3498  
                  **Owner:** Contra Costa Holdings, LLC

**Case File Number: PLN15235**

**Planning Permits Required:** Regular Design Review for new construction; and  
                  Minor Variance for 50% of parking encroachment in the public right of way.

**General Plan:** Detached Unit Residential  
                  **Zoning:** RD-1

**Environmental Determination:** 15303-New Construction or Conversion of Small Structures  
                  15183-Projects Consistent with a Community 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](mailto:cquitevis@oaklandnet.com)

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3.                                   **Location: 2939 E 16TH STREET, OAKLAND, CA 94601      (APN: 025 072100501)**  
**Proposal:** To construct two new detached dwelling units on a lot that contains an existing one residential unit, totaling three residential units.  
**Applicant -/ Phone Number:** Elpidio Ramos / 5103960838  
**Owner:** Ngo Nien N & Lu Lien T Trs  
**Case File Number:** **PLN15323**  
**Planning Permits Required:** Regular Design Review for new construction in the RM4 zone.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-4  
**Environmental Determination:** 15301-Existing Facilities  
15183-Projects Consistent with a Community 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](mailto:mbrenyah@oaklandnet.com)

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4.                                   **Location: 1560 5TH STREET, OAKLAND, CA 94607      (APN: 004 009902000)**  
**Proposal:** To convert a two-story duplex into two residential condominiums on a single lot.  
**Applicant -/ Phone Number:** Scott Govers / (510) 760-4115  
**Owner:** Brown John E Jr  
**Case File Number:** **PLN15328**  
**Planning Permits Required:** Tentative Parcel Map Subdivision for condominium conversion.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** 15315-Minor Land Divisions  
15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** ASI / OCHS Rating, 2  
**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 **Michael Bradley** at **(510) 238-6935** or by email: [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

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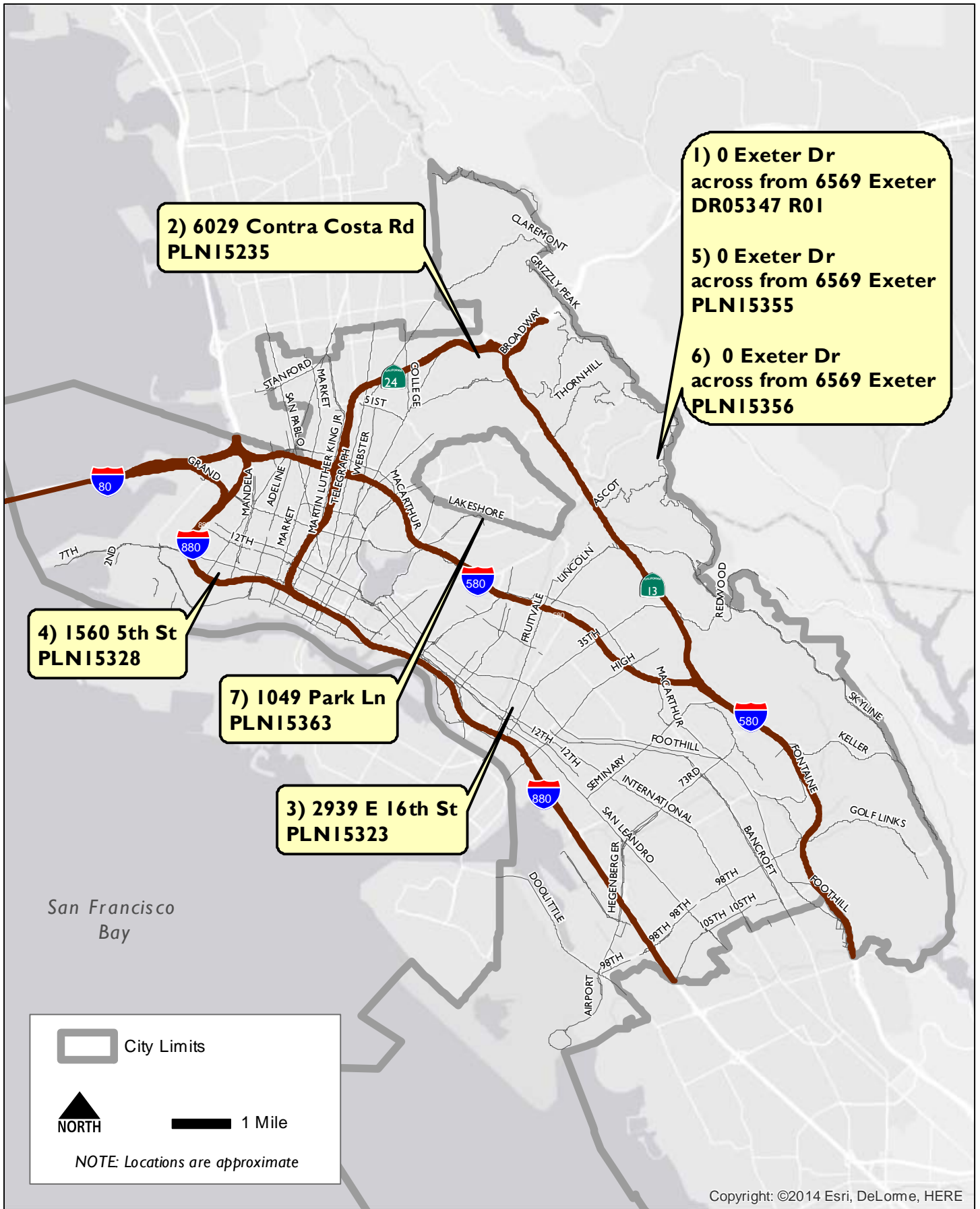
5.                           **Location: 0 EXETER DRIVE, OAKLAND, CA 94603**                           **(APN: 048D729708006)**  
                                  *(the project is located across the street from the neighboring residence at 6569 Exeter Drive)*  
                                  **Proposal:** To construct a 4,800 square foot single-family residence on a 66% downslope lot.  
**Applicant / Phone Number:** Adam McClure / (415)312-4494  
                                  **Owner:** Accel Equity Iii Llc  
                                  **Case File Number:** **PLN15355**  
**Planning Permits Required:** Regular Design Review for new construction; and  
                                  Minor Variance to reduce the front yard setback (5'-0" required, 3'-0" proposed).  
                                  **General Plan:** Hillside Residential  
                                  **Zoning:** RH-4/S-10; RH-4  
**Environmental Determination:** 15303-New Construction or Conversion of Small Structures  
                                  15183-Projects Consistent with a Community 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 **Caesar Quitevis** at **(510) 238-6343** or by email:  
                                  [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

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6.                           **Location: 0 EXETER DRIVE, OAKLAND, CA 94603 (APN: 048D729707900)**  
                                  *(the project is located across the street from the neighboring residence at 6569 Exeter Drive)*  
                                  **Proposal:** To construct a 2,944 square foot single family residence on a 75% slope lot.  
**Applicant / Phone Number:** Adam McClure / (415)312-4494  
                                  **Organization:** Accel Equity Iii Llc  
                                  **Case File Number:** **PLN15356**  
**Planning Permits Required:** Regular Design Review for new construction; and  
                                  Minor Conditional Use Permit for a building up to 40 feet in height on a  
                                  downslope lot with over 60% grade.  
                                  **General Plan:** Hillside Residential  
                                  **Zoning:** RH-4  
**Environmental Determination:** 15303-New Construction or Conversion of Small Structures  
                                  15183-Projects Consistent with a Community Plan or Zoning  
                                  **Historic Status:** None 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 **Caesar Quitevis** at **(510) 238-6343** or by email:  
                                  [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

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7.                                   **Location: 1049 PARK LANE, OAKLAND, CA 94610                    (APN: 011 086308000)**  
                                  **Proposal:** To remove one standard parking space within an existing two car garage to re-orient stairs/ internal connection to primary living space, by maintaining one compact space within front driveway.  
**Applicant -/ Phone Number:** Andrea Sessa / 5102959261  
                                  **Owner:** Kevane David & Catherine D  
                                  **Case File Number: PLN15363**  
**Planning Permits Required:** Minor Variance to eliminate one of the two existing standard parking spaces.  
                                  **General Plan:** Detached Unit Residential  
                                  **Zoning:** RD-1  
**Environmental Determination:** 15301-Existing Facilities  
  15183-Projects Consistent with a Community 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 **Jason Madani** at **(510) 238-4790** or by email: [jsmadani@oaklandnet.com](mailto:jsmadani@oaklandnet.com)

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## Applications on File for the Week of December 4, 2015