

APPLICATIONS ON FILE
December 11, 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 29, 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:** 6595 THORNHILL DRIVE, OAKLAND, CA 94611 (APN: 048F737806400)
Proposal: To construct a 2,964 sq. ft. single-family residence on a 36% upslope lot accessed by an existing shared access easement. Tree Protection Permit for removal of three protected Bay trees. See Tree Permit: T14009.
- Applicant / Phone Number:** Buildzig / Jibu John
Owner: Rtc Equity Llc
- Case File Number:** PLN14004
- Planning Permits Required:** Regular Design Review for new construction in the S-11 overlay zone.
- General Plan:** Hillside Residential
Zoning: RH-3/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 **Caesar Quitevis** at (510) 238-6343 or by email: clquitevis@oaklandnet.com

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2. **Location:** 7627 SUNKIST DRIVE, OAKLAND, CA, 94605 (APN: 040A342601000)
Proposal: To construct a 3,561 sq. ft. two-story single family residence on a down slope vacant lot to replace a house destroyed by fire.
- Applicant / Phone Number:** Ivanne Gomez (510) 860-0106
Owners: Zeager James M & Bessie M Etal
- Case File Number:** PLN15111
- Planning Permits Required:** Regular Design Review for new construction.
- 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:** 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

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3. **Location:** 4400 KELLER AVENUE, OAKLAND, CA 94605 (APN: 037A315201000)
 Proposal: To allow the operation of a Community Assembly (church) of approximately 4,700 sq. ft. in the upper level of the existing commercial structure.
Applicant / Phone Number: Berith Christain Fellowship / (510) 638-7870
 Owners: Shami Inam & John M Trs
 Case File Number: PLN15286
Planning Permits Required: Minor Conditional Use Permit for a Community Assembly Civic Activity.
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-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: 4
 City Council District: 7
 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

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4. **Location:** 0 CENTER STREET, OAKLAND, CA 94607 (APN: 005 039501000)
 (the project is located adjacent to the neighboring residence at 1442 16th Street)
 Proposal: To construct a 1,653 sq. ft. two-story single family residence on a vacant lot.
Applicant / Phone Number: Toby Long / (510) 333-3447
 Owners: Graff Paige & Krompner Briana
 Case File Number: PLN15288
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: OCHS Rating, C1+
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

7. **Location:** 214 - 8TH STREET, OAKLAND, CA 94607 **(APN: 001 017900700)**
Proposal: To construct two new residential units within an existing single-family residence, resulting with a three-unit residential facility (the main residence will maintain the existing one off-street parking space).
Applicant / Phone Number: Kent Lau / (510) 816-1381
Owners: Hom Dennis & Gary
Case File Number: **PLN15348**
Planning Permits Required: Regular Design Review to construct new residential units; and Minor Conditional Use Permit to allow for an In-Lieu fee to waive the required off-street parking spaces per section 17.116.110, D: 1 of the Planning Code.
General Plan: Central Business District
Zoning: D-LM-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: OCHS Rating, C1+
Service Delivery District: Metro
City Council District: 2
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

8. **Location:** 272 - 7TH STREET, OAKLAND, CA 94607 **(APN: 001 018502400)**
Proposal: To convert basement of an existing duplex into two additional new residential units, totaling four units that will also include two new off-street parking spaces.
Applicant / Phone Number: Kent Lau / (510) 816-1381
Owners: Wong Bruce D & Randall H
Case File Number: **PLN15349**
Planning Permits Required: Regular Design Review to construct new residential units.
General Plan: Central Business District
Zoning: D-LM-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: OCHS Rating, C1+
Service Delivery District: Metro
City Council District: 2
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

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9. **Location: 0 THORNHILL DRIVE, OAKLAND, CA 94603 (APN: 048F737806800)**
(The project is located next to the residence at 6601 Thornhill Drive which is serviced by an existing shared-access facility)

Proposal: To construct a 2,978 sq. ft. single-family residence on an upslope lot. Tree Protection Permit for removal of six protected trees, and protect one tree within 10 feet of new construction. See Tree Permit: T1500123.

Applicant / Phone Number: Dereck Sagehorn / (925) 783-1963

Owner: Rtc Equity Llc

Case File Number: **PLN15369**

Planning Permits Required: Regular Design Review for new construction.

General Plan: Hillside Residential

Zoning: RH-3/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

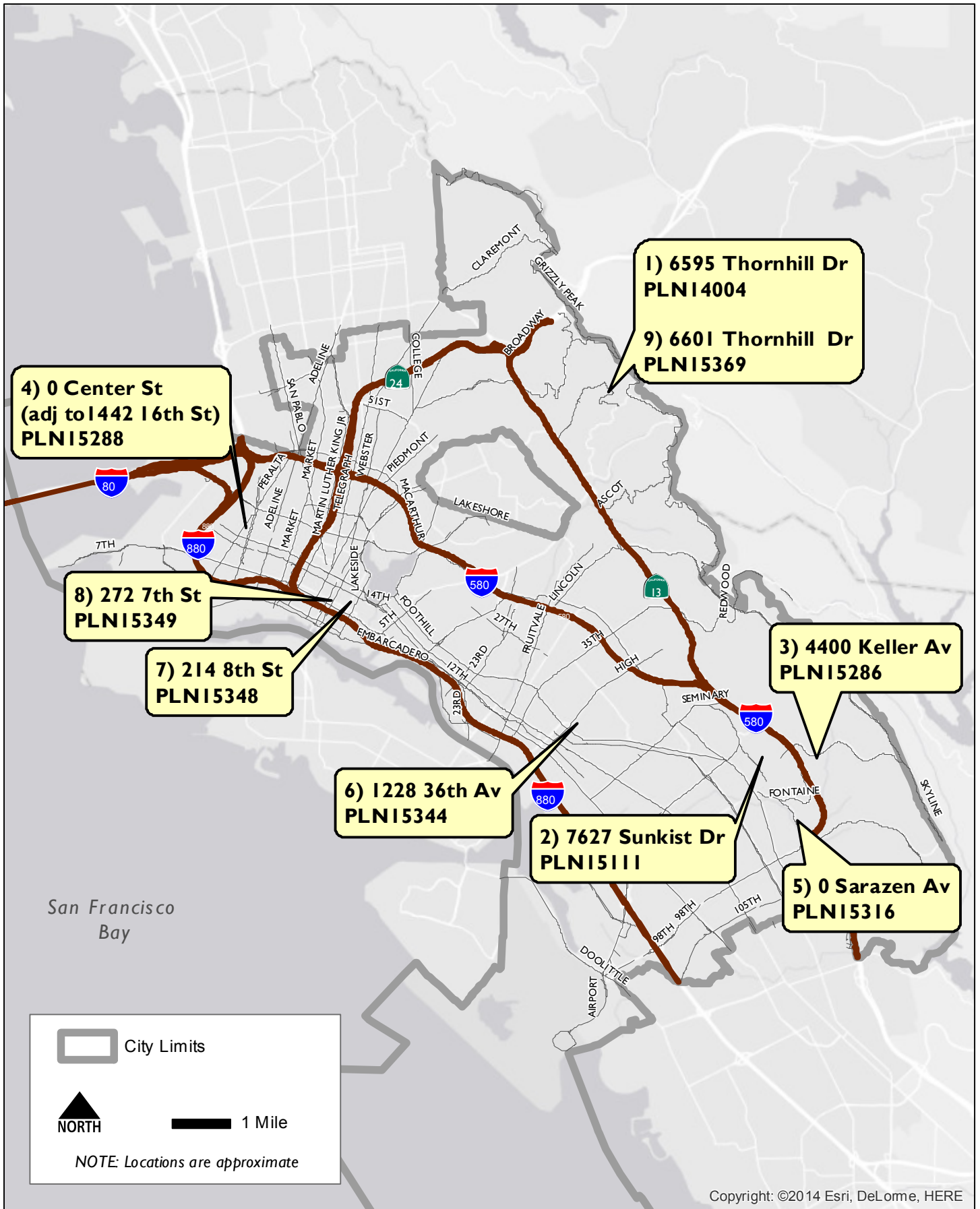
Service Delivery District: 2

City Council District: 4

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Caesar Quitevis** at **(510) 238-6343** or by email: clquitevis@oaklandnet.com



Applications on File for the Week of December 11, 2015