

APPLICATIONS ON FILE
December 31, 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:

January 18, 2016

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.

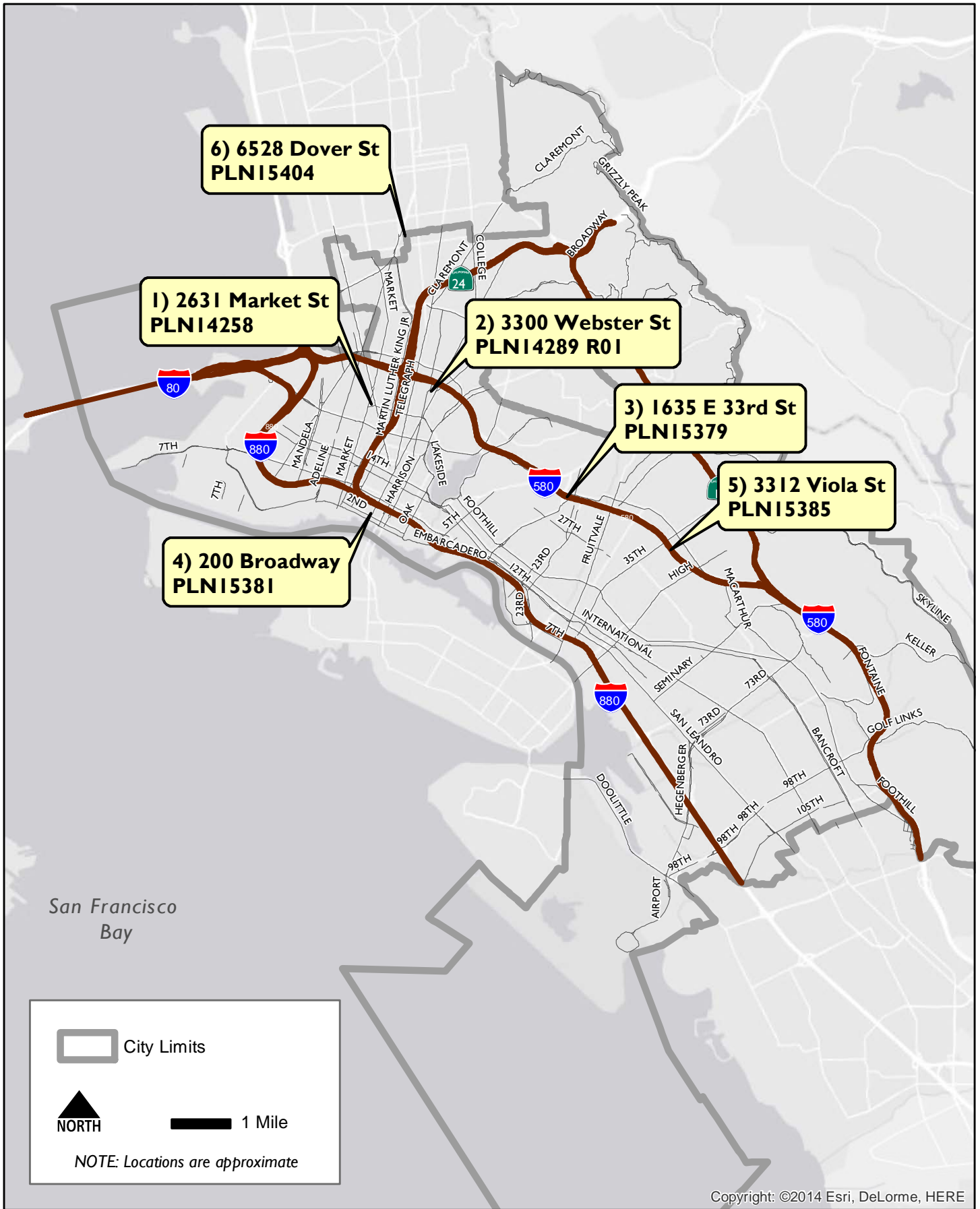
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1. **Location:** 2631 MARKET STREET, OAKLAND, CA 94607 (APN: 005 045100900)
 Proposal: Mini lot development to subdivide one lot into two lots and construct two detached two-story single family dwelling on each lot by providing two parking spaces within front yard area.
Applicant / Phone Number: Mik Nijor / (415) 351-8932
 Owner: Algohf Llc
 Case File Number: PLN14258
Planning Permits Required: Tentative Parcel Map to subdivide one lot into two lots;
Minor Conditional Use (Mini lot development) to waive required street frontage, lot size, and set back requirements;
Regular Design Review to construct two detached two-story (1,451 sq.ft.) single family dwelling
Minor Variance to exceed 50% front yard paving area; and to allow new driveway to be located within 10' of adjacent neighboring driveway.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-4
Environmental Determination: 15303-New Construction or Conversion of Small Structures
15183-Projects Consistent with a Community Plan or Zoning
 Historic Status: ASI: McClymonds Neighborhood
Service Delivery District: 1
 City Council District: 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: jsmadani@oaklandnet.com

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2. **Location:** 3300 WEBSTER STREET, OAKLAND, CA 94609 (APN: 009 073000402)
 Proposal: Revision to Minor CUP #PLN14289 @ 3300 Webster St (3315 Broadway) to expand permitted ground-floor space for new medical office.
Applicant / Phone Number: Webster Orthopedics (S. Kisor) / (925) 362-2118
 Owner: Bwmob LI Llc
 Case File Number: PLN14289-R01
Planning Permits Required: Minor Conditional Use Minor CUP w/ add'l findings for Admin Comm on ground-floor in D-BV-3
 General Plan: Community Commercial
 Zoning: D-BV-3
Environmental Determination: 15301-Existing Facilities
15183-Projects Consistent with a Community Plan or Zoning
 Historic Status: Not Historic
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

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3. **Location:** 1635 E 33RD STREET, OAKLAND, CA 94602 **(APN: 022 037200900)**
 Proposal: Regular Design Review & Minor Variance to legalize 634 sf rear addition to 798 sf home with zero left side yard setback where 4' is required (Code case # 1503494)
Applicant / Phone Number: Kent Lau / (510) 816-1381
 Owner: CO HIEN V
 Case File Number: PLN15379
Planning Permits Required: Regular Design Review 634 sf rear addition to 798 sf home; Minor Variance Rear addition at zero left side lot line where 4' is required
General Plan: Mixed Housing Type Residential
 Zoning: RM-1
Environmental Determination: 15301-Existing Facilities
 15183-Projects Consistent with a Community Plan or Zoning
Historic Status:
Service Delivery District: 3
 City Council District: 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**

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4. **Location:** 200 BROADWAY, OAKLAND, CA 94607 **(APN: 001 024400200)**
 Proposal: Minor Conditional Use Permit @ 222 Broadway #2 (winery @ ground floor under ABC #02 with tasting/bottle shop + sidewalk seating)
Applicant / Phone Number: Oakland Beverage Group (J. Fiegel) / (510) 775-540
 Owner: Ellington 222 Broadway Llc
 Case File Number: PLN15381
Planning Permits Required: Minor Conditional Use Permit (CUP) for custom Manufacturing (winery with tasting room and bottle shop)
General Plan: EPP Retail Dining Entertainment 2
 Zoning: C-45/S-4
Environmental Determination: 15301-Existing Facilities
 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: Yes, ASI: Lower Broadway, OCHS Rating: C2+
Service Delivery District: Metro
 City Council District: 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

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5. **Location:** 3312 VIOLA STREET, OAKLAND, CA 94619 **(APN: 032 203017200)**
 Proposal: Minor Conditional Use Permit to re-establish a non-conforming 129 square-foot rear portion of an existing single family dwelling. (design previously approved on DS150129)
Applicant / Phone Number: Maurice Dawson (510) 351-2161
 Owner: Soohoo Philip F & Susan L Trs
 Case File Number: PLN15385
Planning Permits Required: Minor Conditional Use to re-establish a non-conforming facility.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15301-Existing Facilities
 15183-Projects Consistent with a Community Plan or Zoning
 Historic Status: Rating: Dc3
Service Delivery District: 3
 City Council District: 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: **dvalueska@oaklandnet.com**
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6. **Location:** 6528 DOVER STREET, OAKLAND, CA 94609 **(APN: 016 143003200)**
 Proposal: To convert lower level to a new dwelling unit within an existing Single Family Dwelling.
Applicant - Owner/ Phone Number: Maria Rico / 4156109382
 Owner: Johnson Joslin & Lloyd Bill A Trs
 Case File Number: PLN15404
Planning Permits Required: Regular Design Review Creation of an additional dwelling unit within existing building envelope;
 Minor Variance to allow existing setbacks for new dwelling unit within required front and side yard setbacks. 4' min side-yards required, 1'-8" to 2'6" existing; 20' min front yard required, 14'-7" existing.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15301-Existing Facilities
 15183-Projects Consistent with a Community Plan or Zoning
 Historic Status: PDHP, OCHS Rating: Dc3
Service Delivery District: 1
 City Council District: 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**



Applications on File for the Week of December 31, 2015