

APPLICATIONS ON FILE
February 19, 2016

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:

March 7, 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.

1. **Location:** 7021 ELVERTON DRIVE, OAKLAND, CA 94611 (APN: 048G744802200)
(subject property is located to the east of the neighboring residence at 7015 Elverton Dr.)

Proposal: Revisions to a previously approved project to construct a 2,060 square foot single family residence on a downslope and creekside (Creek Protection Permit:CP13142) property.

Applicant / Phone Number: Judd Janes / (925) 596 8234

Owners: Judd And Kristen Janes

Case File Number: DR13164-R01

Planning Permits Required: Regular Design Review 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**

2. **Location:** 322 BROADWAY and 419 - 4th STREET, OAKLAND, CA 94607
(APN: 001 013900200)

Proposal: To subdivide one existing lot of 20,051 square feet into two lots, one of which would be 6,065 square feet and the other would be 13,986 square feet. Each lot contains an existing building.

Applicant / Phone Number: David Ching / (408) 348-4318

Owner: Dodwell Company Inc

Case File Number: PLN15196

Planning Permits Required: Tentative Parcel Map to subdivide one lot into two lots.

General Plan: EPP Retail Dining Entertainment 2

Zoning: C-45/S-4

Environmental Determination: 15315-Minor Land Divisions; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCHS Rating: C2+

Service Delivery District: Metro

City Council District: 3

Action to be Taken: Pending

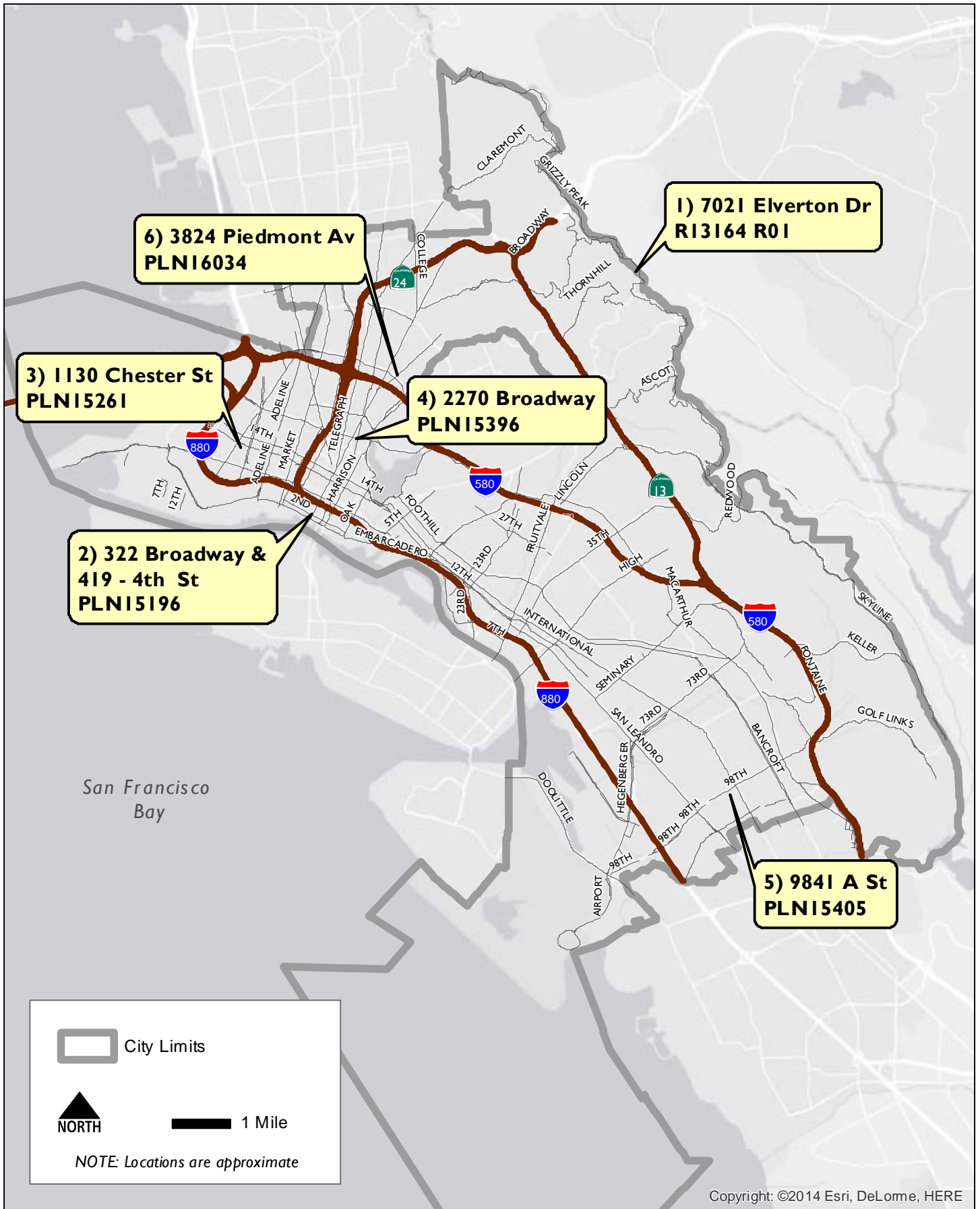
Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Peterson Vollmann** at (510) 238-6167 or by email: **pvollmann@oaklandnet.com**

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3. **Location:** 1130 CHESTER STREET, OAKLAND, CA 94607 (APN: 004 008502700)
Proposal: To construct a two-story 2,926 square foot single-family residence with a secondary-unit on a 3,470 square foot vacant lot.
(This is a re-notification, original notice was December 18, 2015)
Applicant / Phone Number: Bill Walia / (510) 830-6843
Owner: Ballard Ronson Tr
Case File Number: PLN15261
Planning Permits Required: Regular Design Review for new construction; and
Minor Variance for exceeding the maximum 50% of paved front yard
(to accommodate 2nd required off-street parking space).
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 **David Valeska** at (510) 238-2075 or by email:
dvaleska@oaklandnet.com
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4. **Location:** 2270 BROADWAY, OAKLAND, CA 94612 (APN: 008 065600201)
Proposal: Vesting Tentative Parcel Map for condominiums for a project previously
approved under case number PLN14363 for a new 24-story building that will
include 223 dwelling units and ground-floor commercial space.
Applicant / Phone Number: Tom Peterson / (510) 444-7191
Owner: Nasrah Butros A & Joanne Trs
Case File Number: PLN15396
Planning Permits Required: Vesting Tentative Parcel Map Subdivision for new condominiums.
General Plan: Central Business District
Zoning: D-BV-2
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: 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

5. **Location:** 9841 A STREET, OAKLAND, CA 94603 (APN: 044 497300900)
Proposal: To raise height of single-family residence by six inches to construct a new separate residential unit on the lower level that will result in a duplex.
Applicant / Phone Number: Hoang Phan / (510) 714-9907
Owner: Simmons Terry W
Case File Number: PLN15405
Planning Permits Required: Regular Design Review to add a new residential dwelling unit; and Minor Variance to reduce the front yard setback where 20 feet is required and 15 feet is proposed.
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, Dc3
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**

6. **Location:** 3824 PIEDMONT AVENUE, OAKLAND, CA 94611 (APN: 012 093702100)
Proposal: To operate an approximately 400 sq. ft. coffee shop in a commercial building.
Applicant / Phone Number: Alex Bell for Snow White Coffee / (323) 309-2539
Owner: Ho Shirley B Tr
Case File Number: PLN16034
Planning Permits Required: Minor Conditional Use Permit for a Limited Service restaurant and Café.
General Plan: Neighborhood Center Mixed Use
Zoning: CN-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: 2
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Jose Herrera** at (510) 238-3808 or by email: **jherrera@oaklandnet.com**



Applications on File for the Week of February 19, 2016