

APPLICATIONS ON FILE
February 26, 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 14, 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.

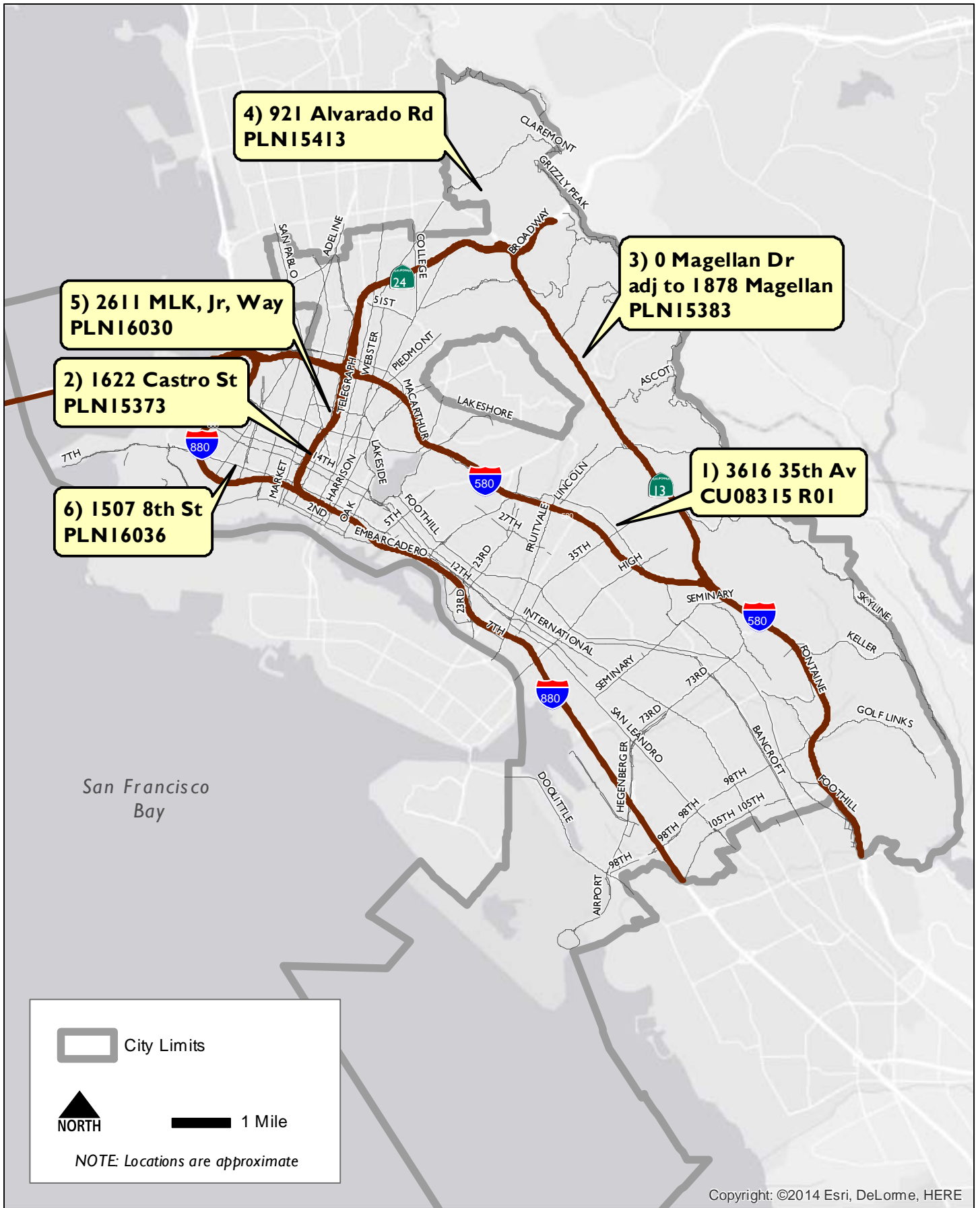
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

1. **Location:** 3616 35th AVENUE, OAKLAND, CA 94619
APN's: 030 -1898-002-00; 030 -1898-003-00; 030 -1898-004-00;
030 -1898-018-00 and 030 -1898-017-00.
Proposal: Revisions to an approved Minor Conditional Use Permit for a school with 50 or more students ranging from 6th to 12th grade. The proposed revision is to add a preschool in three detached buildings for no more than 100 kids, and also add up to 100 students without exceeding more than 200 total.
Applicant / Phone Number: Krystell Guzman / (510) 402-8715
Owner: Ben Chavis
Case File Number: CU08315-R01 (Revision)
Planning Permits Required: Minor Conditional Use Permit to operate a Community Education-Civic Activity in the CN-2 Commercial Zone.
General Plan: Mixed Housing Type Residential
Zoning: CN-2
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: 4
City Council District: 4
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**

2. **Location:** 1622 CASTRO STREET, OAKLAND, CA 94612 (APN: 003 005902200)
Proposal: To construct two residential units within the existing lower floor of the existing single family house that will total with three residential units.
Applicant / Phone Number: Clay Johnson / (707) 677-3684
Owner: Ewing Terry & Michelle A
Case File Number: PLN15373
Planning Permits Required: Regular Design Review for adding two new residential units; and Minor Conditional Use Permit for parking reduction where three off-street parking spaces are required and two parking spaces are proposed within the property per section 17.116.290 (C) of the OPC.
General Plan: Central Business District
Zoning: CBD-X
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: Metro
City 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**

5. **Location:** 2611 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94612
APN: 009 068100300
Proposal: To construct a three-story, six-unit residential building on a vacant lot.
Applicant / Phone Number: Anton Kalafati / (415) 699-1469
Owner: Bachmanov Eugene
Case File Number: PLN16030
Planning Permits Required: Regular Design Review for new construction.
General Plan: Urban Residential; Mixed Housing Type Residential
Zoning: RU-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: Non-Historic Property
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 **Maurice Brenyah-Addow** at (510) 238-6342 or by email: **mbrenyah@oaklandnet.com**

6. **Location:** 1507 8TH STREET, OAKLAND, CA 94607 (APN: 004 009500600)
Proposal: To construct a two-story 1,504 square foot single-family residence.
Applicant / Phone Number: Christopher Porto / (510) 250-2499
Owners: Brown Benjamin D & Joanne L Trs Etal
Case File Number: PLN16036
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: API: Area of Primary Importance /Oakland Point
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: **jsmadani@oaklandnet.com**



Applications on File for the Week of February 26, 2016