

APPLICATIONS ON FILE
March 18, 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:

April 4, 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:** 2538 TELEGRAPH AVENUE, OAKLAND, CA 94612 (APN: 009 068302101)
Proposal: Revision to previously approved residential mixed-use project (extension through 12/31/16); minor decrease in ground-floor commercial square footage; exterior treatment changes; lower building height, decrease in floor area (by 14,000 square feet).
Applicant / Phone Number: Dr 26th Street, LLC / (415) 922-4740
Owners: Sandringham Properties LLC & Bacharach Alvin
Case File Number: CMD05511-R01
Planning Permits Required: Conditional Use Permit for new construction of 97 residential units; 9,000 square feet of commercial area and parking.
General Plan: Community Commercial
Zoning: CC-3; CC-2
Environmental Determination: 15332-In Fill Development; 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 **Catherine Payne** at (510) 238-6168 or by email: **cpayne@oaklandnet.com**

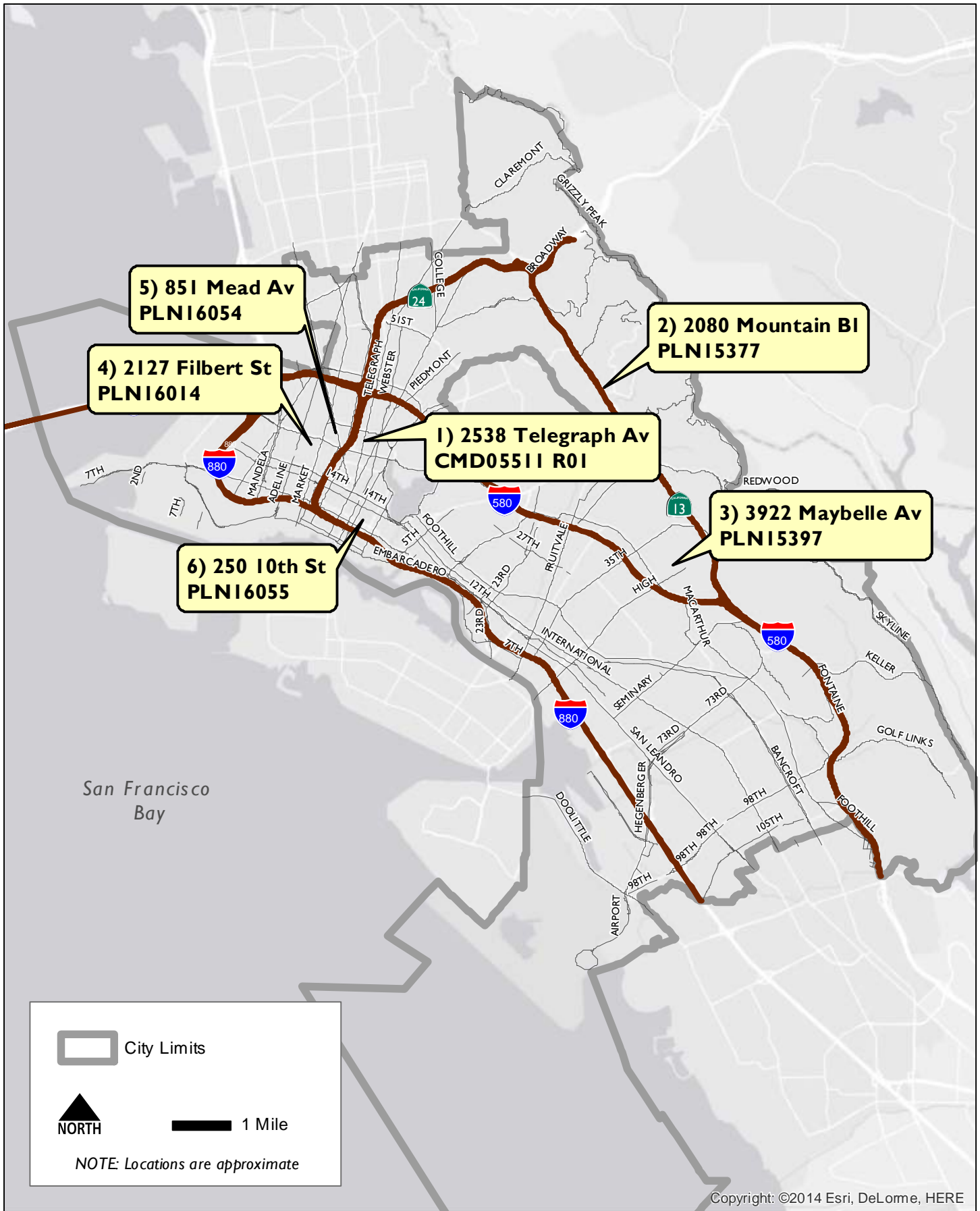
2. **Location:** 2080 MOUNTAIN BOULEVARD, OAKLAND, CA 94611 (APN: 048F735201601)
Proposal: To demolish an existing two-story office building and construct a three-story, multi-use building. Uses include ground floor retail, second floor offices and a third floor restaurant. All required parking will provided via the existing La Salle Street Garage.
Applicant / Phone Number: Alexandra Lee / (510) 836-5400
Owners: Elvidge Ronald P & Mundelius Michael W Etal
Case File Number: PLN15377
Planning Permits Required: Minor Design Review New commercial construction.
General Plan: Neighborhood Center Mixed Use
Zoning: CN-1
Environmental Determination: 15332-In Fill Development; 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 **Jose Herrera** at (510) 238-3808 or by email: **jherrera@oaklandnet.com**

3. **Location:** 3922 MAYBELLE AVENUE, OAKLAND, CA 94619 (APN: 030 193401503)
Proposal: To construct a front yard fence /wall over 10'-6" in height (no transparency) that is setback 13' from the front property line. The fence /wall would be architecturally integrated with the home design.
Applicant / Phone Number: Robin White / (415) 269-6609
Owner: White Robin M
Case File Number: PLN15397
Planning Permits Required: Regular Design Review for exterior building alterations; Minor Variance to exceed the maximum permitted height of a fence and allow for no transparency.
General Plan: Detached Unit Residential
Zoning: RD-1
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating, D3
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**

4. **Location:** 2127 FILBERT STREET, OAKLAND, CA 94607 (APN: 005 041300800)
Proposal: To construct two detached, two-story single family dwellings on one vacant parcel.
Applicant / Phone Number: Avtar Singh / (510) 421-8642
Owners: Singh Avtar & Rani Meera
Case File Number: PLN16014
Planning Permits Required: Regular Design Review for new construction.
General Plan: Community Commercial; 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: 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**

5. Location: 851 MEAD AVENUE, OAKLAND, CA 94607 (APN: 003 001302100)
Proposal: To construct a 1,064 square foot two-story rear addition and upper deck to an existing four-unit residential building.
Applicant / Phone Number: Elpidio Ramos / (510) 395-0838
Owner: Said Ahmed M
Case File Number: PLN16054
Planning Permits Required: Regular Design Review for residential additions over 1,000 square feet.
General Plan: Mixed Housing Type Residential
Zoning: RM-3
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: ASI, OCHS Rating, C2+
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

6. Location: 250 10th STREET, OAKLAND, CA 94607 (APN: 002 007100100)
Proposal: Site improvements to Lincoln Square Park Plaza that include paving, seating, street furniture and landscaping. The proposal also includes a Tree Protection Permit (T1600019) to remove four trees and to protect five trees within 10 feet of construction.
Applicant / Phone Number: Ali Schwarz / (510) 238-7310
Owner: City Of Oakland
Case File Number: PLN16055
Planning Permits Required: Minor Conditional Use Permit for site alterations to Lincoln Square Park.
General Plan: Central Business District; Urban Park and Open Space
Zoning: OS (NP)
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Historic Property, OCHS Rating: B+a3
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 **Michael Bradley** at (510) 238-6935 or by email: mbradley@oaklandnet.com



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Planning & Building Department



Applications on File for the Week of March 18, 2016