

APPLICATIONS ON FILE
April 8, 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 25, 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: 10745 PIPPIN STREET, OAKLAND, CA 94603 (APN: 045 525300800)**
Proposal: To construct a two-story 1,873 square foot single family dwelling and a 891 square foot Secondary Unit measuring a total of 2,764 square foot including a two car garage on a vacant lot.

Applicant - Owner/ Phone Number: Hien Ha / (510) 512-8315
Case File Number: **PLN15008**
Planning Permits Required: Regular Design Review for a 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: 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 **Michael Bradley** at **(510) 238-6935** or by email: **mbradley@oaklandnet.com**

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2. **Location: 491 - 23RD STREET, OAKLAND, CA 94612 (APN: 008 065800100)**
Proposal: To install 10 new wireless telecommunication antenna panels and related equipment cabinets within a 30 square feet area.

Applicant / Phone Number: Joe Camicia / (415) 722-1183
Owners: Mervin John P & Nanette C
Case File Number: **PLN15296**
Planning Permits Required: Regular Design Review for a new Telecommunications facility; and Minor Conditional Use Permit to operate a Macro Telecommunications facility.
General Plan: Central Business District
Zoning: CBD-P
Environmental Determination: 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: Cb+2+
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**

3. **Location:** 5980 BAGSHOTTE DRIVE, OAKLAND, CA 94603 (APN: 048D728205500)
(project site is located opposite at intersections of Escher Dr. and Westover Dr. with Bagshotte Dr.)

Proposal: To construct a 4,935 square foot single-family dwelling on an upslope and creekside property. Related Category 3 Creek Protection Permit (CP15027); Related Tree permit (T1500099) for removing six protected trees and preserving four protected trees, located within 10 feet of new construction.

Applicant / Phone Number: Kyle Chan / (510) 396-9731

Owner: Johengen Diane S

Case File Number: PLN15312

Planning Permits Required: Regular Design Review for new construction.

General Plan: Hillside Residential

Zoning: RH-3/S-10

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: 3

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**

4. **Location:** 609 - 56TH STREET, OAKLAND, CA 94609 (APN: 014 121203700)

Proposal: To make building alterations by raising the building height to approximately seven to eight feet and expanding the floor area to an additional 992 square foot for the existing single-family dwelling.

Applicant / Phone Number: Linda Kao / (510) 368-8833

Owners: Green Christopher & Lake Ellen

Case File Number: PLN15384

Planning Permits Required: Regular Design Review for building alterations; and Minor Variance to move and place the residence within the front yard setback.

General Plan: Mixed Housing Type Residential

Zoning: RM-2

Environmental Determination: 15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Non-Historic Property

Service Delivery District: 1

City Council District: 1

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**

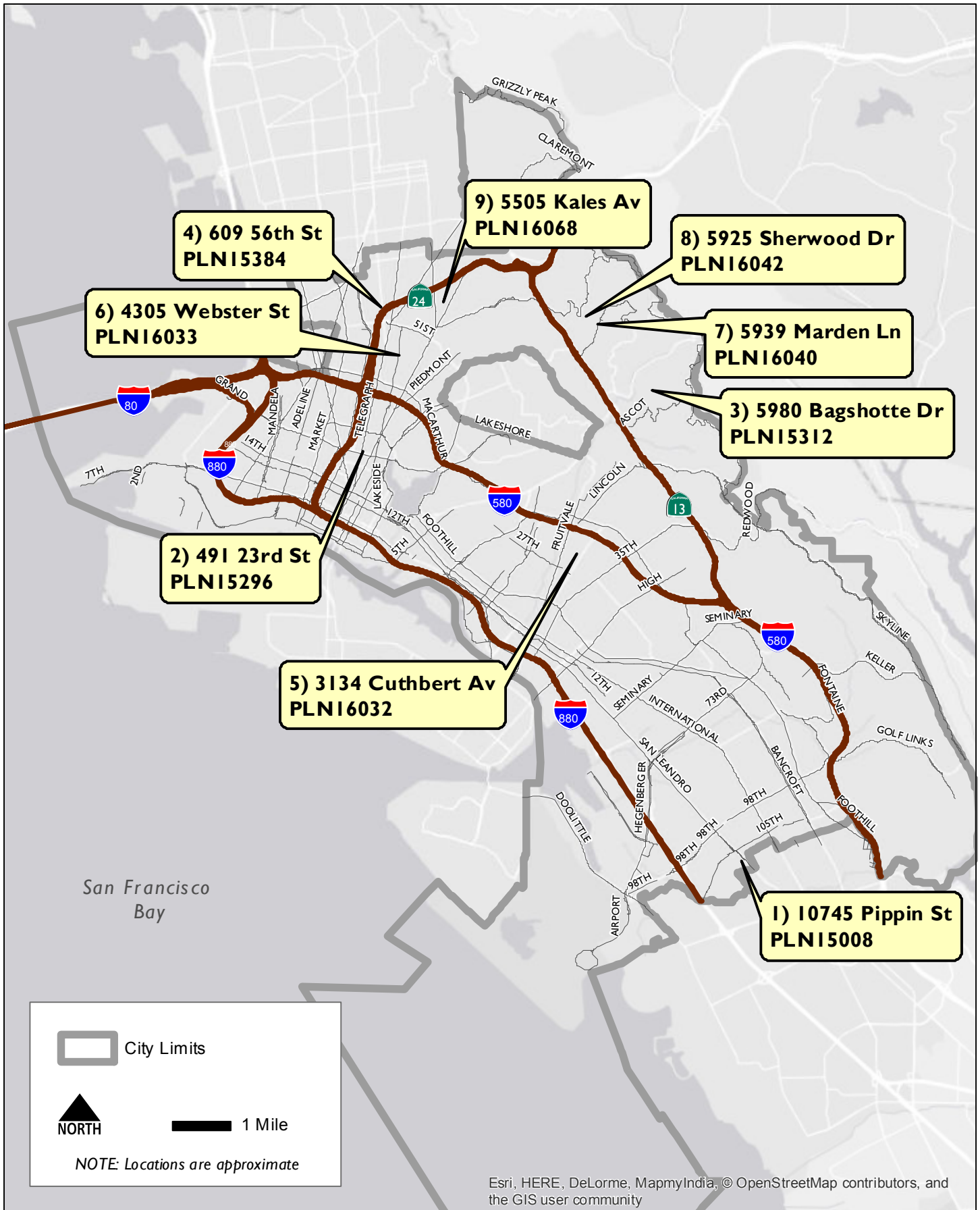
5. **Location:** 3134 CUTHBERT AVENUE, OAKLAND, CA 94602 (APN: 027 085602900)
Proposal: To make building alterations by raising the building height of the front dwelling unit by approximately four feet to create an additional 1,100 square foot of living space, located on a lot that also contains a duplex at rear portion of the property for a total of three residential units.
Applicant / Phone Number: Henry Chan / (510) 295-8603
Owner: Chan Mike
Case File Number: PLN16032
Planning Permits Required: Regular Design Review for building alterations; and Minor Variance to allow the front stairs to encroach within the front yard setback where 7 feet is required and 6 feet is proposed.
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: Non-Historic Property
Service Delivery District: 3
City Council District: 5
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:** 4305 WEBSTER STREET, OAKLAND, CA 94609 (APN: 013 109800500)
Proposal: To make building additions/alterations by raising the roof height from 8'-10" to 13'-6" and reconstruct an attached room, located between the garage and the main dwelling previously approved under Planning permit CMV86401.
Applicants - Owners/ Phone Number: Roy & Judith Alper / (510) 654-4782
Case File Number: PLN16033
Planning Permits Required: Minor Variance for alterations to an existing structure within the side yard setback.
General Plan: Mixed Housing Type Residential
Zoning: RM-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 **Caesar Quitevis** at (510) 238-6343 or by email: clquitevis@oaklandnet.com

7. **Location:** 5939 MARDEN LANE, OAKLAND, CA 94611 (APN: 048G742103900)
Proposal: To make building addition/alterations of 633 square foot to an existing 1,260 square foot, two-story single-family dwelling. This includes an increase in building footprint of 759 square foot to 2,289 square foot total, and rebuild the existing garage in the front setback. Related Tree Removal Permit (T1600010) to remove two redwood trees and preserve six trees within 10'-0" of construction.
Applicant / Phone Number: Javier Rodriguez / (415) 671-9231
Owner: Pali Cristina
Case File Number: PLN16040
Planning Permits Required: Regular Design Review for building alterations; and Minor Variance to reconstruct and attached garage into front yard setback where 20 feet is required, and 15 feet is proposed.
General Plan: Hillside Residential
Zoning: RH-4
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: 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**

8. **Location:** 5925 SHERWOOD DRIVE, OAKLAND, CA 94611 (APN: 048G742502500)
Proposal: To construct a 1,037 square foot addition to an existing 762 square foot single family dwelling for 1,800 square foot of total floor area, and expand the building footprint from 960 square foot to 1,542 square foot that includes a new covered porch, upper level roof deck, a new lower level deck with a new stucco exterior finish. There is a related tree protection permit (T1600011) to preserve an existing oak within 10' of construction, which is adjacent to 5931 Sherwood Drive.
Applicant / Phone Number: Thomas Russell / (925) 330-4305
Owner: Moore Aerin
Case File Number: PLN16042
Planning Permits Required: Regular Design Review for residential additions over 1,000 square foot; and Minor Variance to encroach and maintain the west side-yard setback of 5.5 feet where 8 feet is required for the interior sideyard setback of a corner lot.
General Plan: Hillside Residential
Zoning: RH-4
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: D2+
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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9. **Location:** **5505 KALES AVENUE, OAKLAND, CA 94618** (**APN: 048A704302800**)
Proposal: To convert 494 square foot basement to a habitable floor area for a total of 1,848 square foot and raise the building 3.5 feet. Related Tree Permit (T1600028) to preserve existing 26" diameter redwood tree, located within 10'-0" of construction activity.
Applicant / Phone Number: Sallie Lang / Bliss Design Build / (510) 759-1323
Owners: Rao Rekha K & Patel Kushal D
Case File Number: **PLN16068**
Planning Permits Required: Regular Design Review for building alterations to an existing residence; and Minor Variance to raise building within the required side yard setback where 3 feet is the minimum required and 8 inches (existing) is proposed.
General Plan: Mixed Housing Type Residential
Zoning: RM-1
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: 2
City Council District: 1
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 April 8, 2016