

**APPLICATIONS ON FILE**  
**April 15, 2016**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2nd Floor**  
**Oakland, California 94612**

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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:

**May 2, 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:** 532-39<sup>TH</sup> STREET and 515-516 APGAR STREET, OAKLAND, CA 94609  
**APN's:** 012 096704901, 012 096805501 and 012 096905303  
**Proposal:** Minor revision to construction phasing of Parcels A1 and C; revision does not affect overall project phasing and/or horizons. In addition, changes to construction phasing do not affect PUD, tract map or other project approvals.  
**Applicant / Phone Number:** MacArthur Transit Community Development / (415) 989-1111 Ext. 3583  
**Owner:** BART (Bay Area Rapid Transit)  
**Case File Number:** DA10204-R01  
**Planning Permits Required:** Minor revisions to an approved DA (Development Agreement)  
**General Plan:** Neighborhood Mixed Use  
**Zoning:** S-15 Transit-Oriented Development Zone  
**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 **Catherine Payne** at **(510) 238-6168** or by email: **cpayne@oaklandnet.com**

2. **Location:** 250-17<sup>TH</sup> STREET, OAKLAND, CA 94612 (APN: 008 062600601)  
**Proposal:** Revisions to approved Planning Permit (PLN15059) to add four new residential units (74 total), five additional new off-street parking spaces (75 total), raise the building height to 85 feet, and make minor exterior and interior building alterations.  
**Applicant / Phone Number:** Bert Martinez with Kotas & Pantaloni Architects / (415) 689-5564  
**Owner:** East Bay Municipal Utility District  
**Case File Number:** PLN15059-R01  
**Planning Permits Required:** Regular Design Review for building alterations to an approved Planning Permit.  
**General Plan:** Central Business District  
**Zoning:** CBD-R  
**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 **Moe Hackett** at **(510) 238-3973** or by email: **mhackett@oaklandnet.com**

3. **Location:** 705 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94607  
**APN:** 001 021702100  
**Proposal:** To construct a 2,056 square foot, two-story duplex on a vacant lot.  
**Applicant / Phone Number:** Minxi Liu / (510) 813-3898  
**Owners:** Otake Raymond N & Chan Tikyuen  
**Case File Number:** PLN16017  
**Planning Permits Required:** Regular Design Review for new construction; and  
 Minor Conditional Use Permit for a 50% reduction for off-street parking, where  
 two parking spaces are required and one parking space is proposed.  
**General Plan:** Central Business District  
**Zoning:** CBD-R  
**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:** Metro  
**City Council District:** 3  
**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**

4. **Location:** 0 MENDOZA DRIVE, OAKLAND, CA 94603 (APN: 048F736901100)  
*(the subject property is adjacent to, and north of the neighboring residence located  
 at 5825 Mendoza Drive)*  
**Proposal:** To construct a 3,914 square foot single-family dwelling on a downslope and  
 creekside property that was previously approved under Planning Permit  
 (DR08303/CP08149). This current proposal is related to Category 3 Creek  
 Protection Permit (CP16002) for work within 100 feet of a creekline, and Tree  
 Protection Permit (T1600024) to remove six trees.  
**Applicant / Phone Number:** Michael Liu /(510) 773-8766  
**Case File Number:** PLN16061  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Hillside Residential  
**Zoning:** RH-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:** 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:  
**cquitevis@oaklandnet.com**

5. **Location:** 0 EXETER DRIVE, OAKLAND, CA 94611 (APN: 048D729900803)  
*(the subject property is located between the neighboring residences at 6637 and 6701 Exeter Drive)*

**Proposal:** To construct a 2,735 square-foot single-family dwelling on a downslope lot.

**Applicant / Phone Number:** John Newton / (510) 526-7370

**Owner:** Tan Emily S & Chan Jeanne Y

**Case File Number:** PLN16067

**Planning Permits Required:** Regular Design Review for new construction.

**General Plan:** Hillside Residential

**Zoning:** RH-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:** 3

**City Council District:** 4

**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](mailto:mbrenyah@oaklandnet.com)

6. **Location:** 6449 HARWOOD AVENUE, OAKLAND, CA 94618 (APN: 048A707902500)

**Proposal:** To remodel an existing basement and add a second kitchen. Demolish and rebuild a deck at the rear of the residence, extending from the main level.

**Applicant / Phone Number:** Jerri Holan & Associates / (510) 528-1079

**Owners:** Weare Shane & Sally S Trs

**Case File Number:** PLN16091

**Planning Permits Required:** Regular Design Review for building alterations; and Minor Conditional Use Permit to add a Second Kitchen in an existing single-family dwelling.

**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:** Non-Historic Property

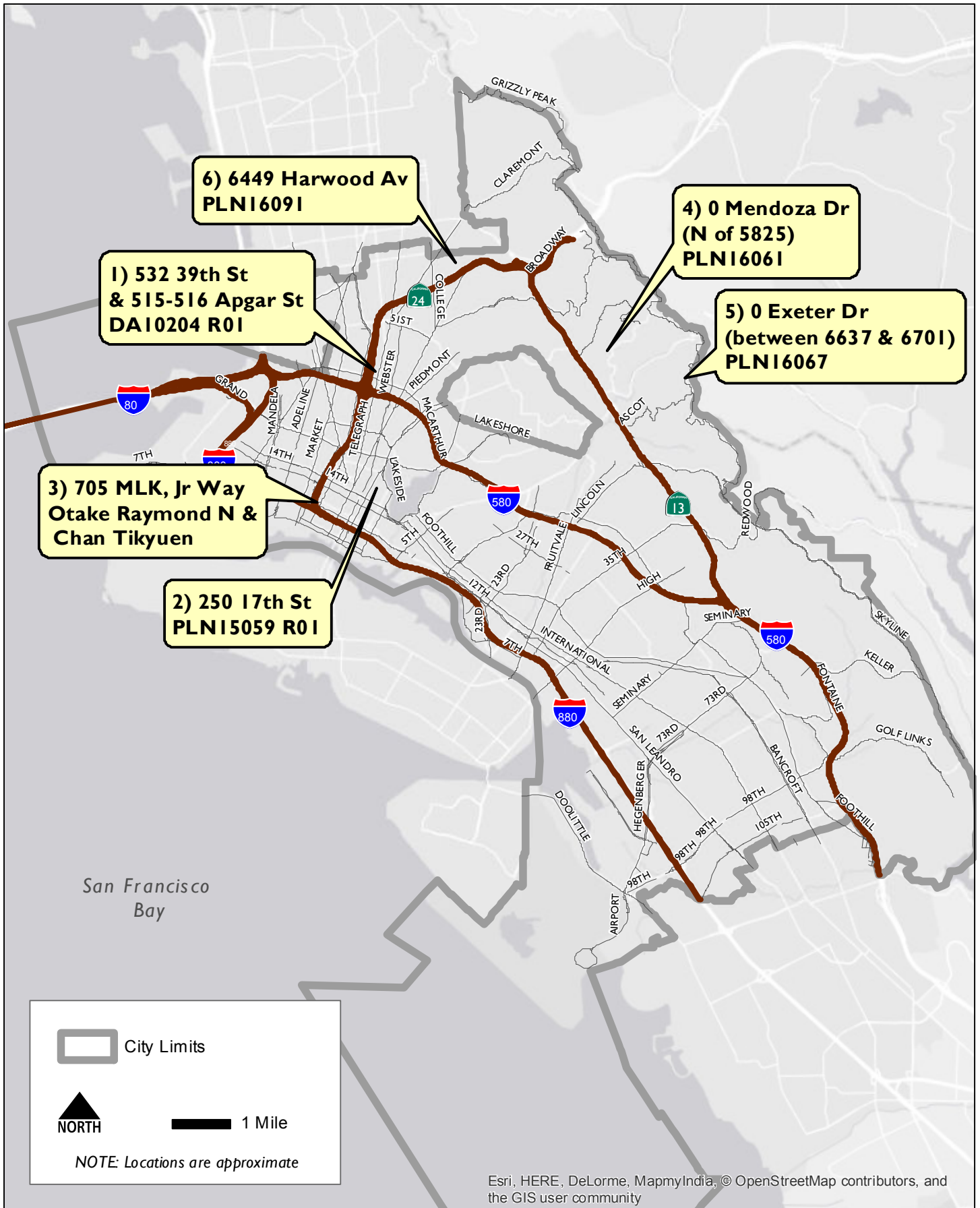
**Service Delivery District:** 2

**City Council District:** 1

**Action to be Taken:** Pending

**Finality of Decision:** Appealable to Planning Commission

**For Further Information:** Contact case Planner **Ann Clevenger** at (510) 238-6980 or by email: [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)



## Applications on File for the Week of April 15, 2016