

APPLICATIONS ON FILE
April 22, 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:

May 9, 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.

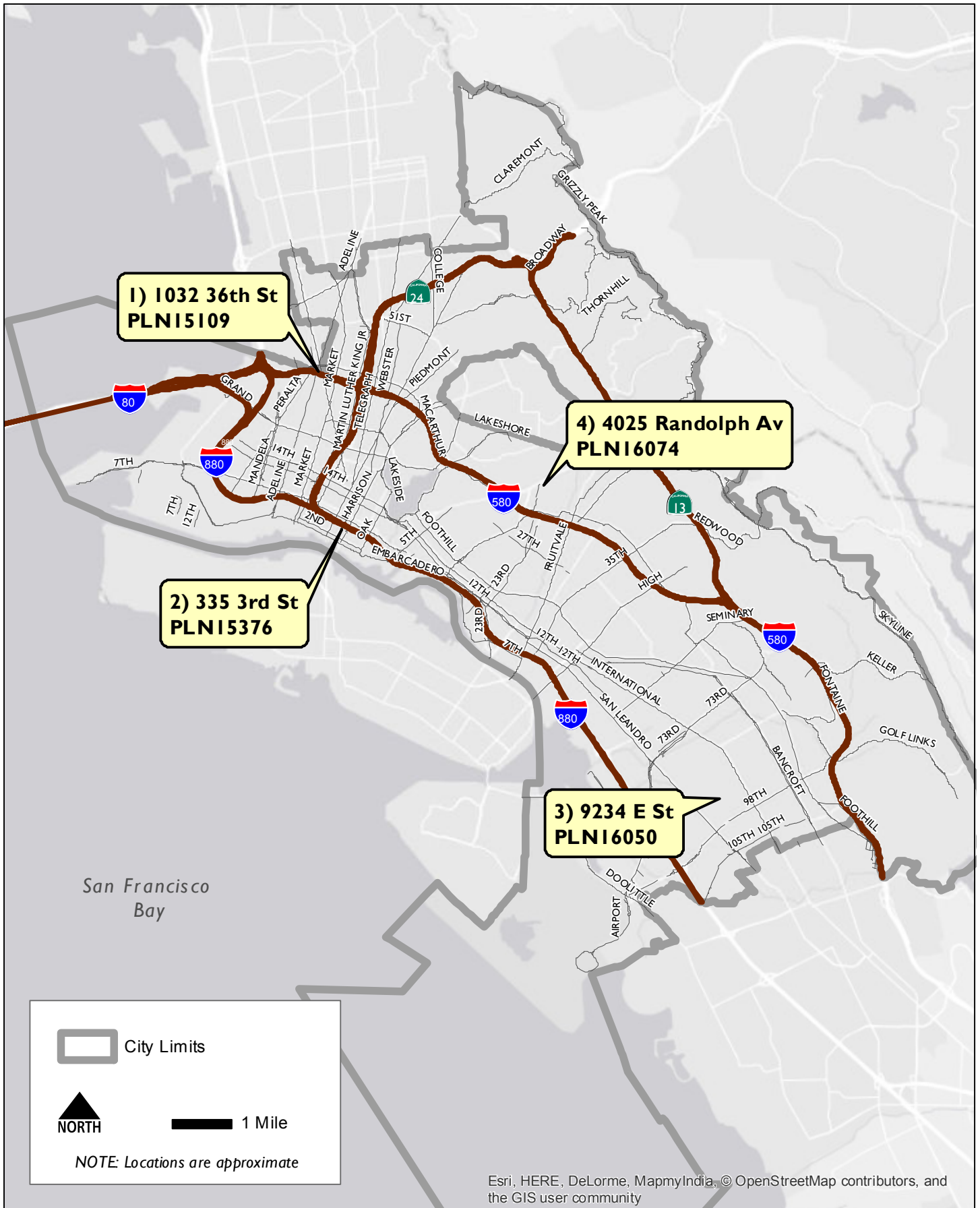
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change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

1. **Location:** 1032 – 36th STREET, OAKLAND, CA 94608 (APN: 012 095001000)
Proposal: (Re-notification) To construct a single family dwelling with a secondary unit on an existing vacant lot.
Applicant / Phone Number: Indigo Design Group /(510) 697-4289
Owner: 4722 Shattuck LLC
Case File Number: PLN15109
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: 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**

2. **Location:** 335 – 3rd STREET, OAKLAND, CA 94607 (APN: 001 014900402)
Proposal: To construct a six-story residential building containing 18 dwelling units.
Applicant / Phone Number: Rebecca Friedberg / (510) 836-5400
Owners: Howard Lucia & Majua Margaret
Case File Number: PLN15376
Planning Permits Required: Minor Conditional Use Permit to allow off-street parking to be located within 75 feet from the front lot line; Regular Design Review for new construction; and Minor Variance to allow 100% of the group usable open space on the rooftop.
General Plan: EPP Mixed Use District
Zoning: C-45
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 **Peterson Vollmann** at (510) 238-6167 or by email: **pvollmann@oaklandnet.com**

3. **Location:** 9234 E STREET, OAKLAND, CA 94603 **(APN: 044 498403400)**
Proposal: Re-constitution of two detached single-family dwellings on a single parcel determined to be legal non-conforming structures that were in the process of remodel when they were damaged and required to be cleared from the site.
Applicant / Phone Number: Bill Coburn / (510) 575-4085
Owner: Burton Gabriel
Case File Number: PLN16050
Planning Permits Required: Regular Design Review for construction of two detached residences; and Minor Conditional Use Permit to allow the structures to be built in the same footprint and within a required rear yard setback, and all previous non-conforming density.
General Plan: Detached Unit Residential; Mixed Housing Type Residential
Zoning: RD-1
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 **Peterson Vollmann** at **(510) 238-6167** or by email: **pvollmann@oaklandnet.com**

4. **Location:** 4025 RANDOLPH AVENUE, OAKLAND, CA 94602 **(APN: 024 052700600)**
Proposal: To construct a 220 square foot one-story addition, 773 square foot second-story addition, and a new 630 square foot secondary unit (in-law).
Applicant / Phone Number: Chris Coffee / (510) 653-4500
Owner: Stewart Bonnie
Case File Number: PLN16074
Planning Permits Required: Regular Design Review for residential additions; Minor Variance to increase a legal non-conforming building footprint from a lot coverage of 44% to 48% for a 200 square foot ground-floor deck, and to continue with a legal non-conforming side yard setback of 2 feet where 5 feet is permitted for approximately 25 square feet of floor area.
General Plan: Detached Unit Residential
Zoning: RD-2
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating, C3
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 **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 April 22, 2016