

APPLICATIONS ON FILE
April 29, 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 16, 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:** 387-391 40TH STREET, OAKLAND, CA 94609
APN: 012 097800201 and 012 097800400
Proposal: To demolish existing buildings on subject parcels and construct a 5-story mixed-use building, including 38 residential units above ground-floor commercial/retail space.
Applicant / Phone Number: Karen Knepper / (925) 939-3010
Owner: Ralston Leonard
Case File Number: PLN15402
Planning Permits Required: Regular Design Review for new construction; Minor Variance for a 0-foot side yard setback, whereas a 5-foot minimum setback to the abutting RM Zoned property is required; and Parcel Map Waiver (PMW) to merge two parcels into one parcel.
General Plan: Urban Residential
Zoning: RU-5
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: 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

2. **Location:** 980 STANFORD AVENUE, OAKLAND, CA 94608 **APN:** 015 134000500
Proposal: To demolish existing single-family residence and construct a two-story duplex with each residential unit measuring approximately 1,655 square foot. Vesting Tentative Parcel Map 10507)
Applicant / Phone Number: Stanford Modern Partners, LLC / (925) 575-0908
Owner: Fong Mary J
Case File Number: PLN16024
Planning Permits Required: Regular Design Review for new construction; and Vesting Tentative Parcel Map Subdivision for condominiums. (VTPM 10507)
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15301(k)-Division of multiple family dwellings into common-interest ownership; 15183-Projects Consistent with a Community 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 **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

3. **Location:** 0 STANFORD AVENUE, OAKLAND, CA 94608 (APN: 015 134000701)
Proposal: To construct a two-story duplex, with each residential unit measuring approximately 1,745 square foot and includes a common access driveway for two required off-street parking spaces on a vacant 4,511 square foot lot.
Applicant / Phone Number: Stanford Modern Partners, LLC / (925) 575-0908
Owner: Fong Mary J
Case File Number: PLN16025
Planning Permits Required: Regular Design Review for new construction;
 Minor Conditional Use Permit to establish a common access driveway between two lots to access the required parking spaces; and
 Vesting Tentative Parcel Map Subdivision for condominiums (VTPM10508)
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15303-New Construction or Conversion of Small Structures;
 15301(k)-Division of multiple family dwellings into common-interest ownership;
 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 **Jason Madani** at (510) 238-4790 or by email:
jmadani@oaklandnet.com

4. **Location:** 425-431 49TH STREET, OAKLAND, CA 94609 (APN: 013 114900500)
Proposal: To convert and existing four (4) unit residential apartment building to four residential condominiums.
Applicant / Phone Number: John E. Gutierrez / (510) 647-0600
Owners: Slobod Ann E & Kahn Laura Etal
Case File Number: PLN16069
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion (TPM10440)
General Plan: Mixed Housing Type Residential
Zoning: RM-1
Environmental Determination: 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 **Jose Herrera** at (510) 238-3808 or by email:
jherrera@oaklandnet.com

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5. **Location:** 4915 MANILA AVENUE, OAKLAND, CA 94609 **(APN: 013 114001000)**
Proposal: To demolish and rebuild a new front detached one-car garage, construct an 8-foot tall retaining wall with a wood fence on top in the front yard, and construct an outdoor patio/deck on the front yard for a property that contains a duplex.

Applicant / Phone Number: Sandra Kistler / (510) 292-9472
Owners: Nichol Robert S & Kistler Sandra R
Case File Number: **PLN16095**
Planning Permits Required: Regular Design Review for construction of an accessory building and structures.
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 **Jose Herrera** at **(510) 238-3808** or by email:
jherrera@oaklandnet.com

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6. **Location:** 0 - 43RD STREET, OAKLAND, CA 94609 **(APN: 013 109200600)**
Proposal: To construct a 2,087 square foot, two-story single-family residence on a 2,500 square foot vacant lot.

Applicant / Phone Number: Chun Sing Otto Yeung / (650) 714-5053
Owner: Lipscomb Lizzie
Case File Number: **PLN16101**
Planning Permits Required: Regular Design Review for new construction.
General Plan: Urban 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 **Ann Clevenger** at **(510) 238-6980** or by email:
aclevenger@oaklandnet.com

7. **Location:** 496 CROFTON AVENUE, OAKLAND, CA 94610 (APN: 011 085501200)
Proposal: To demolish the existing one-car garage and construct a two-car garage that includes a deck and a trash enclosure above.
Applicant / Phone Number: Ayse Sercan / (510) 444-9788
Owners: Thompson Rahsaan W & Kelly Kara G
Case File Number: PLN16102
Planning Permits Required: Regular Design Review for building alterations; and Minor Variance for a new garage with a 0' setback where 20'-0" is required.
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: 3
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**

8. **Location:** 9057 SKYLINE BOULEVARD, OAKLAND, CA 94611 (APN: 048D728801101)
Proposal: To construct an 80 square-foot single story addition (for a bath and laundry room) to an existing single-family dwelling.
Applicant / Phone Number: Saul Pichardo / (510) 385-6820
Owner: Mackenzie Stuart I
Case File Number: PLN16105
Planning Permits Required: Regular Design Review for building alterations; and Minor Variance to allow the addition to be within the required rear and side yard setbacks.
General Plan: Hillside Residential
Zoning: RH-4/S-10
Environmental Determination: 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**

