

APPLICATIONS ON FILE
May 6, 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 23, 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:** 4482 MONTGOMERY STREET, OAKLAND, CA 94611
APN: 013 112900900, 013 112902101
- Proposal:** This is a Re-notification of a project that was previously noticed on December 18, 2015 to include an additional Planning permit for a proposed minor variance for two new driveways (see below). The project involves a lot line adjustment between two existing lots and to subdivide one lot into three mini-lots development. The project includes the removal of an existing single family structure, located on Lot # A and the construction of three (3) detached single- family dwellings with a common access driveway for required parking spaces for Lot # B and Lot #C.
- Applicant / Phone Number:** John Newton / (510) 526-7370
- Owners:** Kelly Denis E & Kathryn E Trust
- Case File Number:** PLN15391
- Planning Permits Required:** Minor Conditional Use Permit to allow Mini-Lot development and a shared easement to access the required parking spaces for Lot #B and Lot #C; Tentative Parcel Map Subdivision for lot line adjustment between two existing lots and to subdivide an 8,399 square foot lot into three mini-lots; Regular Design Review for new construction; and Minor Variance to allow two new driveways to be located within 10 feet of the adjacent neighboring driveways.
- 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:** 2
- 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

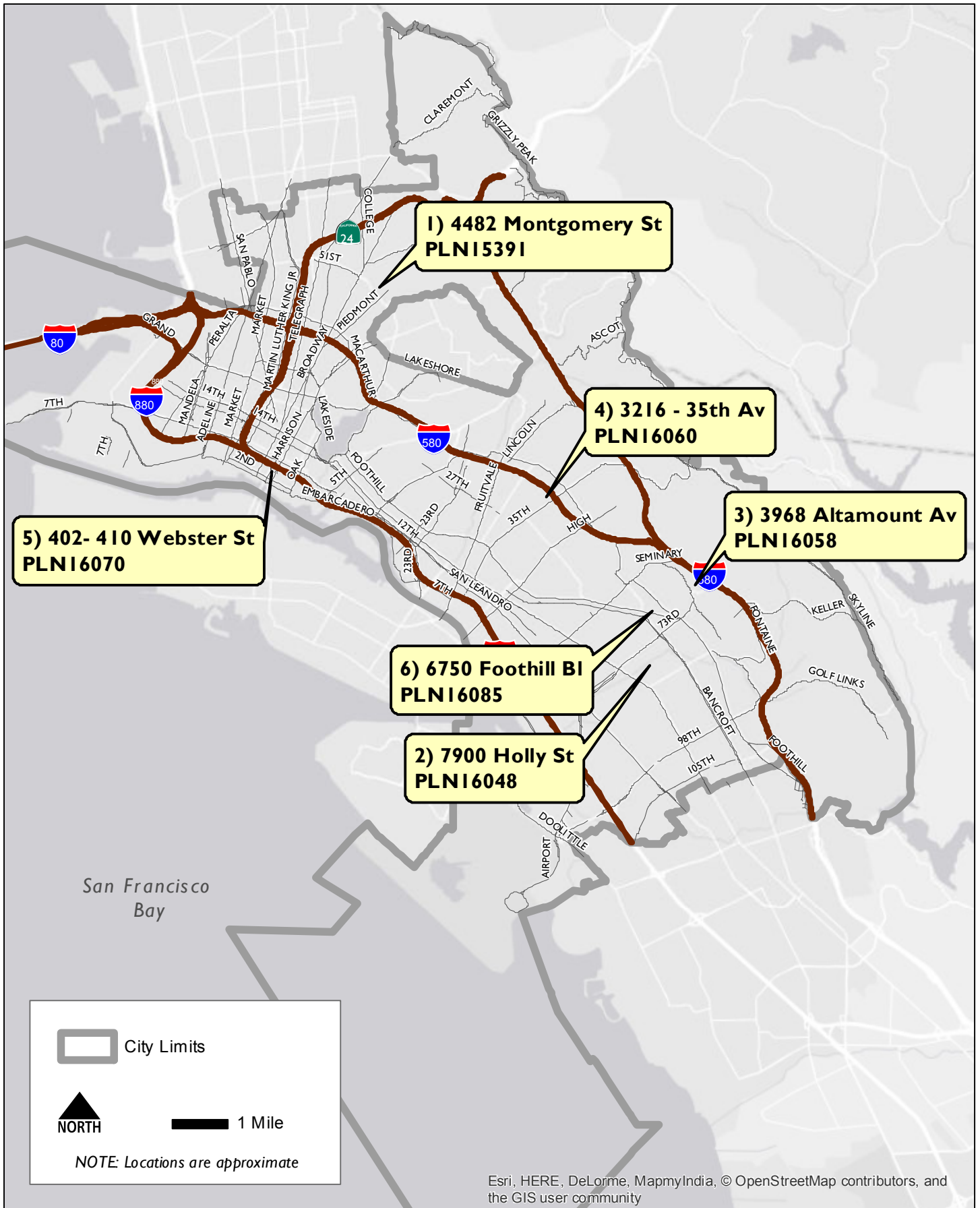
2. **Location:** 7900 HOLLY STREET, OAKLAND, CA 94621 (APN: 040 335701400)
Proposal: To expand the existing one-story deemed approved legal non-conforming convenience market "Holly Street Market". Legalize and expand the second-story residential unit and make façade improvements to the building.
Applicant / Phone Number: Rebecca Amato Architecture (510) 420-0210
Owner: Alkindi Karma
Case File Number: PLN16048
Planning Permits Required: Regular Design Review for building alterations;
 Minor Variances to create a new residential unit within the front yard setback, and for not providing off-street parking space and open space in the RD-1 Zone;
 Minor Conditional Use Permit to expand a general food sales activity.
General Plan: Detached Unit Residential
Zoning: RD-1
Environmental Determination: 15303-New Construction or Conversion of Small Structures
 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: Non-Historic Property
Service Delivery District: 4
City Council District: 6
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:** 3968 ALTAMONT AVENUE, OAKLAND, CA, 94605 (APN: 037A276600503)
Proposal: To raise the one-story single-family residence by two feet and construct additional living floor area of 1,086 square feet.
Applicant / Phone Number: David Scrimger / (209) 996-1719
Owners: Ousley Carrie & Scrimger David A
Case File Number: PLN16058
Planning Permits Required: Regular Design Review for floor area additions over 1,000 sf.
 Minor Variances to reduce front yard setback where 20 feet is required and 11 feet is proposed, and side yard setback where 5 feet is required and 3.5 feet is proposed for the building.
General Plan: Detached Unit Residential
Zoning: RD-1
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: Non-Historic Property
Service Delivery District: 4
City Council District: 6
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:** 3216 - 35TH AVENUE, OAKLAND, CA, 94619 (APN: 032 203013000)
Proposal: To rebuild a single-family residence with non-conforming setback (previously approved for a 75% rebuild and conforming addition under Planning application DS150349 (25% remainder), but subsequently failed during a rainstorm. (Building Code Case #1504483).
Applicant / Phone Number: Hoang Phan / (510) 714-9907
Owner: Lee Max
Case File Number: PLN16060
Planning Permits Required: Regular Design Review to rebuild new residence in the same footprint; Minor Conditional Use Permit to re-establish a non-conforming facility in the required front yard setback per Section 17.114.
General Plan: Mixed Housing Type Residential
Zoning: RM-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 **Moe Hackett** at (510) 238-3973 or by email: mhackett@oaklandnet.com

5. **Location:** 402 - 410 WEBSTER STREET, OAKLAND, CA, 94607 (APN: 001 014700800)
Proposal: To construct seven residential condominiums of approximately 7,337 square foot in floor area and 59 feet, 6 inches tall.
Applicant / Phone Number: Derek Sagehorn / (925) 783-1963
Owner: 350 Fourth Street LLC
Case File Number: PLN16070
Planning Permits Required: Regular Design Review for new construction; Minor Variance for not meeting the required 10 foot rear setback; and Tentative Parcel Map Subdivision for new condominiums.
General Plan: EPP Mixed Use District
Zoning: C-45
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

6. **Location:** 6750 FOOTHILL BOULEVARD, OAKLAND, CA 94605 (APN: 039 328102405)
Proposal: To convert existing commercial building to a church.
Applicant / Phone Number: Tyler Kobick / (510) 454-8554
Owner: Grace Temple Baptist Church
Case File Number: PLN16085
Planning Permits Required: Minor Conditional Use Permit to operate a Community Assembly Activity.
General Plan: Community Commercial
Zoning: CC-2
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: 4
City Council District: 6
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



Applications on File for the Week of May 6, 2016

Planning & Building Department