

APPLICATIONS ON FILE
May 20, 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:

June 6, 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:** 0 THORNHILL DRIVE, OAKLAND, CA, 94603 (APN: 048F737806600)
(The subject property is to the north across the street at the intersection of Thornhill Drive and Woodhaven Way)

Proposal: To construct a 2,985 square foot single family residence on a vacant upslope lot (67% gradient) property. This includes a Tree Protection Removal Permit (T150132) to remove two protected trees.

Applicant - Owner/ Phone Number: Derek Sagehorn / 925 783-1963
Owner: RTC Equity LLC
Case File Number: PLN15399

Planning Permits Required: Regular Design Review for new construction.
General Plan: Hillside Residential
Zoning: RH-3/S-11

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: clquitevis@oaklandnet.com

2. **Location:** 1488 - 32ND STREET, OAKLAND, CA 94608 (APN: 007 059502200)

Proposal: Mini-lot development to subdivide one lot into four new substandard lots to construct four (4) three-story residential dwellings on a vacant parcel.

Applicant / Phone Number: Will Mollard / (415) 523-0304
Owner: Barnes Carol M
Case File Number: PLN16057 / (Tree Permit: T1600021 is already approved by Public Works).

Planning Permits Required: Tentative Parcel Map Subdivision for four new lots (VTPM10501); Minor Conditional Use Permit for Mini Lot Development; and Regular Design Review for new construction.

General Plan: Mixed Housing Type Residential
Zoning: RM-3

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: 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

3. Location: 5875 GRIZZLY PEAK BOULEVARD, OAKLAND, CA, 94611 (APN: 048H751000604)

Proposal: To construct a three-story 4,480 square foot single family residence on a 66% downslope vacant lot.

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

Owner: Antonio Chavez

Case File Number: **PLN16106**

Planning Permits Required: Regular Design Review for new construction; and
 Minor Variances to increase the width of the garage from 20 feet to 22 feet, and
 the height of the residence where 40 feet is the maximum and 56 feet is
 proposed.

General Plan: Hillside Residential

Zoning: RH-3 / RH-2; S-10/S-11

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 **Jose Herrera** at **(510) 238-3808** or by email:
jherrera@oaklandnet.com

4. Location: 370 EUCLID AVENUE, OAKLAND, CA 94610 (APN: 010 078503200)

Proposal: To convert the existing rear detached garage to a Secondary-unit that also
 includes building alterations.

Applicant / Phone Number: Arthur Clark / (510) 568-5599

Owner: Avila John A & Karla A

Case File Number: **PLN16113**

Planning Permits Required: Regular Design Review for building alterations; and
 Minor Conditional Use Permit to allow for required off-street parking within the
 front yard of the property in the S-12 zone.

General Plan: Mixed Housing Type Residential; Urban Residential

Zoning: RU-2/S-12

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

Historic Status: OCHS Rating: C3

Service Delivery District: Metro

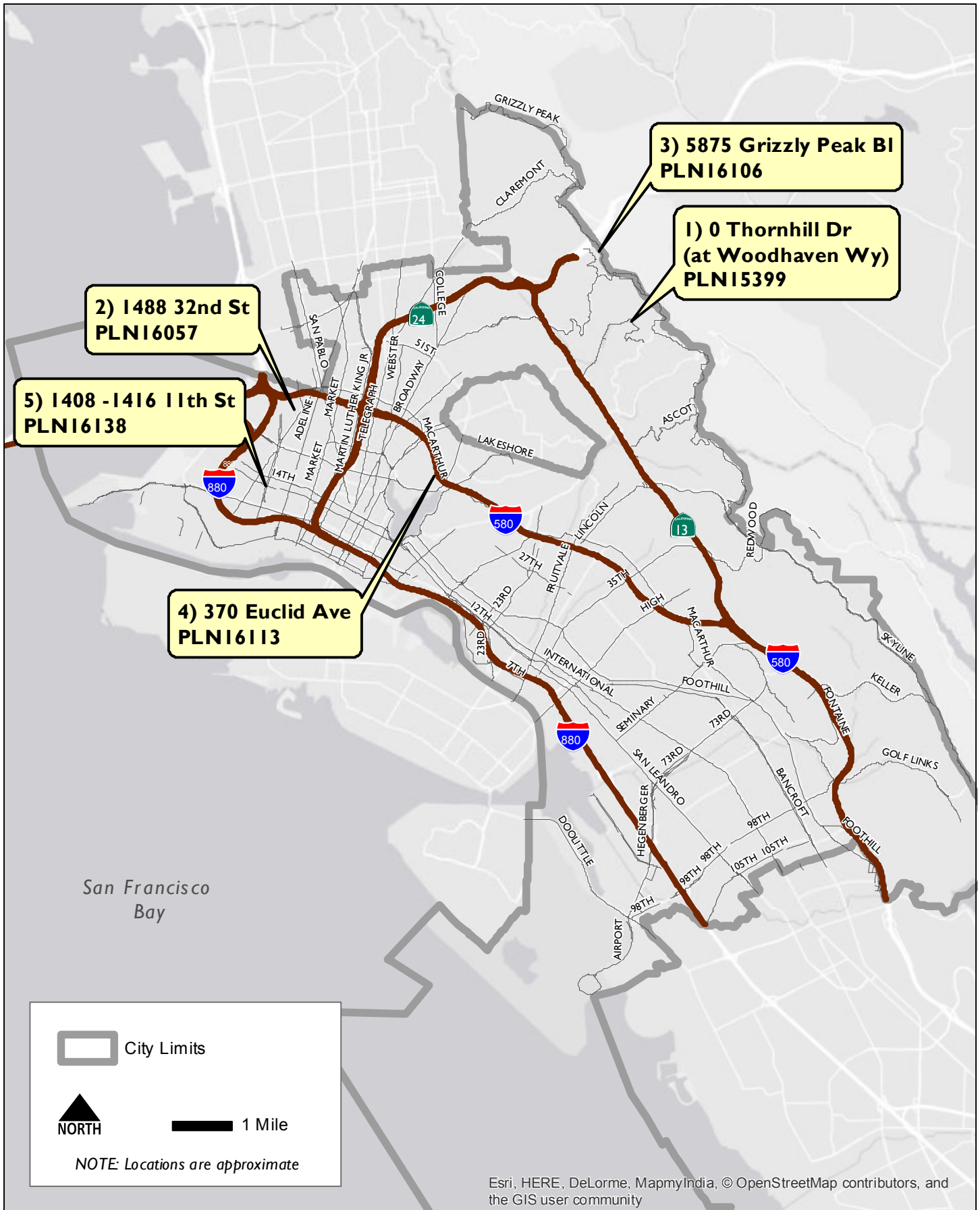
City Council District: 3

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

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5. **Location:** 1408, 1410, 1412, 1414 and 1416 11TH STREET, OAKLAND 94607
 APNs: 004 006303600; 004 006303700; 004 006303800; 004 006303900;
 004 006304000; 004 006304100; 004 006304300, and 004 006304400
- Proposal:** To merge six lots into five lots. The lot merger is associated with the previously approved mini-lot development under case number PLN15150. This proposal merges the sixth lot that was designated for auto access into the rear portions of the five lots that will contain the five single-family homes. No physical changes to the original approval are proposed as part of this application.
- Applicant / Phone Number:** Rene Boisvert / (510) 444-8420
 Owner: Mjv LLC, A Wyoming Limited Liability Company
- Case File Number:** PLN16138
- Planning Permits Required:** Tentative Parcel Map Subdivision (TPM10509) to merge six lots into five lots.
- General Plan:** Mixed Housing Type Residential
 Zoning: RM-2
- Environmental Determination:** 15315-Minor Land Divisions; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
- Historic Status:** Non-Historic Property
- Service Delivery District:** 1
 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



Applications on File for the Week of May 20, 2016