

APPLICATIONS ON FILE
May 27, 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 13, 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:** 5666 TELEGRAPH AVENUE, OAKLAND, CA 94609 (APN: 014 127603500)
Proposal: Revisions to a previously approved 15-unit residential development by adding three (3) additional residential units for a total of 18 units. Additional building volume being added in courtyard area within the approved footprint.
Applicant / Phone Number: Tiffany Schrader-Brown for Kahn Design Associates / (510) 841-3555
Owner: Anthony Thomas
Case File Number: CDV07225-R01
Planning Permits Required: Revision to a previously approved 15-unit residential development by adding three (3) additional residential units for a total of 18 units.
General Plan: Mixed Housing Type Residential; and 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 **Maurice Brenyah-Addow** at **510-238-6342** or by email: mbrenyah@oaklandnet.com

2. **Location:** 0 OAKWOOD DRIVE, OAKLAND, CA 94603 (APN: 048F737802702)
(The subject property is adjacent to and immediately north of the 6601 Oakwood Dr. residence)
Proposal: To construct an approximately 2,460 square foot single-family residence on a vacant downslope creekside property. This includes a Category III Creek Protection Permit (CP16014), and a Tree Protection Permit (T1400108) to remove two protected trees in the rear of the property.
Applicant / Phone Number: Tim Russell / (602) 625-1412
Owners: Ulricksen Drew & Tricia
Case File Number: PLN14287
Planning Permits Required: Regular Design Review for new construction; and
 Minor Variance to encroach in the required five foot front yard setback.
General Plan: Hillside Residential
Zoning: RH-4/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

3. **Location:** 387-391 40TH STREET, OAKLAND, CA 94609
APN's: 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. *(This is a Re-Notice of the project due to the elimination of a minor setback variance by modification to building siting).*
Applicant / Phone Number: Karen Knepper / (925) 939-3010
Owner: Ralston Leonard
Case File Number: PLN15402
Planning Permits Required: Regular Design Review for demolition and new construction; and Parcel Map Waiver 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

4. **Location:** 5883 ASCOT DRIVE, OAKLAND, CA 94611 (APN: 048D725402201)
Proposal: To construct a 2,186 square foot detached accessory structure and adjust existing driveway for better maneuverability and safer access.
Applicant / Phone Number: Peter Golze / (510) 548-4363
Owner: Stock Jay
Case File Number: PLN16075
Planning Permits Required: Regular Design Review for building addition; and Minor Variance to legalize the existing driveway opening and allow the upper portion to vary in width between the maximum 19 feet up to 21 feet.
General Plan: Hillside Residential
Zoning: RH-4
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: 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

5. **Location:** 7000 COLISEUM WAY, OAKLAND, CA 94621 (APN: 041 390100900)
Proposal: To add a 1,738 square foot addition to the Oracle Arena to accommodate a new interior bar.
Applicant / Phone Number: Joanne Park for Architectural Dimensions / (510) 463-8300
Owners: City of Oakland & County of Alameda
Case File Number: PLN16096
Planning Permits Required: Regular Design Review for an addition greater than 1,000 square feet.
General Plan: Regional Commercial
Zoning: D-CO-2
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating, *a1+
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

6. **Location:** 2400 – 82ND AVENUE, OAKLAND, CA 94605 (APN: 043 457702100)
Proposal: To legalize the construction of a new rear two-story 1,687 square foot residential unit (already constructed) attached to the existing single family residence for a total of two residential units on a creekside property. This includes a Category III Creek Protection Permit (CP16011).
Applicant / Phone Number: Wayne Wang / (510) 366-1986
Owners: Yuhong Ren and Wanlong Wang
Case File Number: PLN16108
Planning Permits Required: Minor Conditional Use Permit for two residential units in the RD-2 Zone; and Regular Design Review for new construction.
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: 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 **Michael Bradley** at (510) 238-6935 or by email: mbradley@oaklandnet.com

7. **Location:** 3334 HERRIER STREET, OAKLAND, CA 94602 (APN: 029 107203200)
Proposal: To construct a 1,084 square-foot second-story addition to the existing 2,079 square foot single family residence.
Applicant / Phone Number: Thomas Biggs / (510) 757-6131
Owners: Macaluso Joseph D & Meghan
Case File Number: PLN16109
Planning Permits Required: Regular Design Review for an addition greater than 1,000 square feet.
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: 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

8. **Location:** 4682 DOLORES AVENUE, OAKLAND, CA 94602 (APN: 024 055103508)
Proposal: To construct a single family dwelling on a creekside property. This includes a Category II Creek Protection Permit (CP16012) for work more than 20 feet from the top of a creek.
Applicant - Owner/ Phone Number: Ming Sheng Lao / (510) 213-4835
Owner: Lao Ming S
Case File Number: PLN16132
Planning Permits Required: Regular Design Review for new construction.
General Plan: Detached Unit Residential
Zoning: RD-1
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: 5
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

