

APPLICATIONS ON FILE

June 3, 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 20, 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.

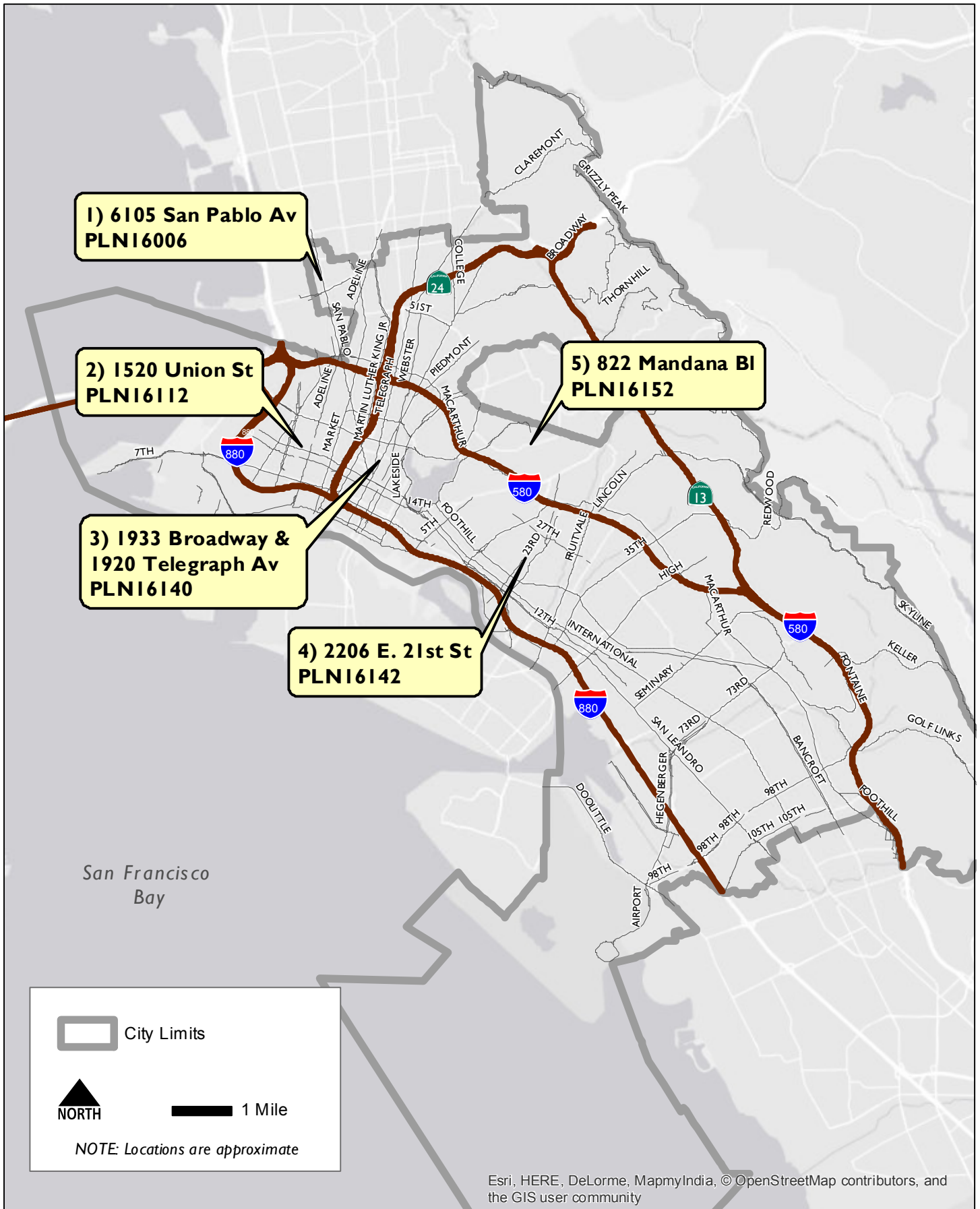
1. **Location:** 6105 SAN PABLO AVENUE, OAKLAND, CA 94608 (APN: 016 145900300)
Proposal: To relocate existing medical building to the rear of the same lot fronting on Marshall Street and convert it back to a duplex and construction of a new five (5) story, 17-unit mixed use building fronting San Pablo Avenue for a total of 19 units.
Applicant / Phone Number: Jon Havrilesko / (815) 354-2653
Owner: Raymond F Clark Properties LLC
Case File Number: PLN16006
Planning Permits Required: Regular Design Review for building relocation and alteration, and construction of a new building on a single lot.
General Plan: Community Commercial; and Mixed Housing Type Residential
Zoning: RM-3; and CC-2
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating, Dc3
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 **Maurice Brenyah-Addow** at 510-238-6342 or by email: mbrenyah@oaklandnet.com

2. **Location:** 1520 UNION STREET, OAKLAND, CA 94607 (APN: 005 037702600)
Proposal: Mini-Lot Subdivision for the construction of a new single family dwelling with an existing single family dwelling to be served by a shared access facility.
Applicant / Phone Number: Geoffrey Holton & Associates / (510) 663-9797
Owner: New Bridge Neighbors G P
Case File Number: PLN16112
Planning Permits Required: Tentative Parcel Map Subdivision for two new lots. (Lot A measures: 3,098 square feet and Lot B measures: 4,231square feet); Minor Conditional Use Permit for a Mini-Lot Development; and Regular Design Review for new construction.
General Plan: Mixed Housing Type Residential
Zoning: RM-2/S-20
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: PDHP, ASI: DeFremery Neighborhood; Historic District: S-20, and OCHS Rating: C2+
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 **Maurice Brenyah-Addow** at 510-238-6342 or by email: mbrenyah@oaklandnet.com

3. **Location:** 1933 BROADWAY, OAKLAND, CA 94612 (APN: 008 063900201)
 1920 TELEGRAPH AVENUE, OAKLAND, CA 94612 (APN: 008 063900602)
Proposal: To operate office and school classrooms activities for the Oakland School of the Arts (OSA) that include school-related retail sales on the ground-floor.
Applicant / Phone Number: Paul Schultz / (510) 637-9025
Owners: Elmiari Mahmoud & Elmiari Mohammad
Case File Number: PLN16140
Planning Permits Required: Minor Conditional Use Permit for office and school uses on the ground-floor and within 30 feet from the streetline of Broadway and Telegraph Avenue in the CBD-P Zone.
General Plan: Central Business District
Zoning: CBD-P
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: PDHP, API: Uptown Commercial Historic District; OCHS Rating: A1 (Telegraph) and B+a1+ (Broadway).
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 **David Valeska** at (510) 238-2075 or by email: dvalueska@oaklandnet.com

4. **Location:** 2206 E. 21ST STREET, OAKLAND, CA 94606 (APN: 021 029101400)
Proposal: To construct a two-story single family dwelling on a vacant lot.
Applicant / Phone Number: Simon Yu / (510) 388-5787
Owner: Abak Corporation & Grande Tim Etal
Case File Number: PLN16142
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: 3
City Council District: 2
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

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5. **Location:** 822 MANDANA BOULEVARD, OAKLAND, CA 94610 (APN: 011 087601400)
 Proposal: To demolish and replace an existing garage with an enlarged garage and a new semi-detached accessory building at the rear of an existing single family dwelling.
- Applicant / Phone Number:** Jack Backus / (510) 393-9699
 Owners: Armstrong Michael L & Adriane G
 Case File Number: PLN16152
- Planning Permits Required:** Regular Design Review for replacement and expansion of an existing garage, and Minor Variance to reconstruct an expanded garage within the required side yard setback (zero feet proposed where 5 feet minimum is required).
- General Plan:** Detached Unit Residential
 Zoning: RD-1
- Environmental Determination:** 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: C2+
- 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 **Maurice Brenyah-Addow** at 510-238-6342 or by email: mbrenyah@oaklandnet.com



Planning & Building Department



Applications on File for the Week of June 3, 2016