

APPLICATIONS ON FILE
June 24, 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:

July 11, 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.

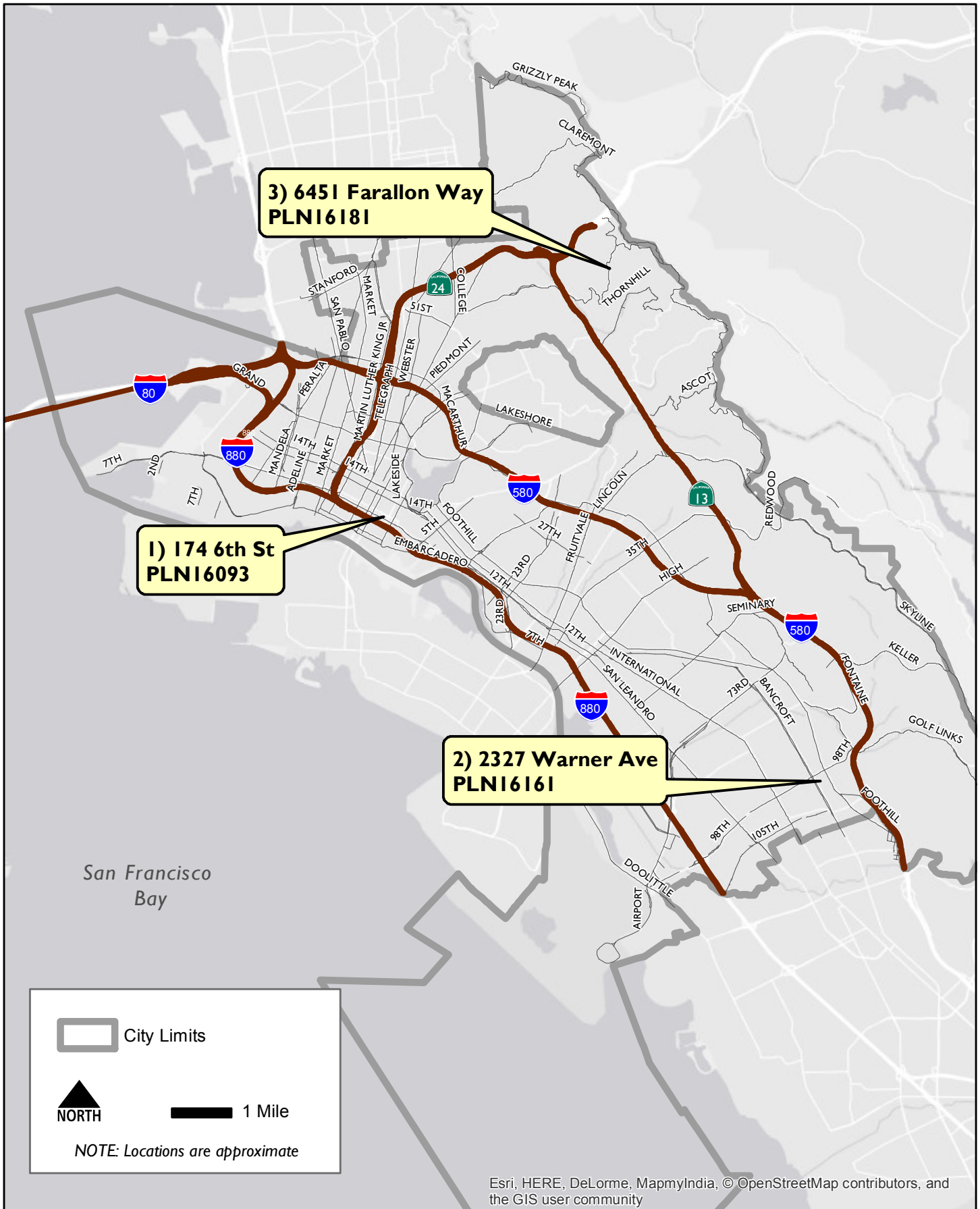
Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the the 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:** 174 - 6TH STREET, OAKLAND, CA 94607 (APN: 001 017501500)
Proposal: To construct a three-story, three unit residential building on a vacant lot.
Applicant / Phone Number: Jack Backus / (510) 393-9699
Owners: Gee Ronald M & Judy L
Case File Number: PLN16093
Planning Permits Required: Regular Design Review for new construction; and
 Minor Variance for an 11'-11" ground-floor plate height, where 15' is required in
 the D-LM-4 Zone; and
 Minor Conditional Use Permit for parking reduction where 3 spaces are required
 and 2 spaces are proposed per 17.116.100 D1.
General Plan: Central Business District
Zoning: D-LM-4
Environmental Determination: 15303-New Construction; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Area Primary Importance (API/ 7th Street)
Service Delivery District: Metro
City Council District: 2
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

2. **Location:** 2327 WARNER AVENUE, OAKLAND, CA, 94603 (APN: 046 549301000)
Proposal: To demolish an existing single family residence and construct a new 2,124
 square foot, two- story single family dwelling.
Applicant / Phone Number: Elvecio Machado / (925) 984-4040
Owners: Barragan Roger & Marietta L
Case File Number: PLN16161
Planning Permits Required: Regular Design Review for new construction.
General Plan: Detached Unit Residential
Zoning: RD-1
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: 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




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3. **Location:** 6451 FARALLON, WAY, Oakland, CA, 94611 **(APN: 048G743004002)**
 Proposal: To remodel an existing single-family dwelling, including modernizing exterior siding materials, windows, and roof forms, and construct small additions within the existing nonconforming left (east) side yard (stairway enclosure and small pantry expansion).
Applicant / Phone Number: Andrew Fischer, Fischer Architecture / (510) 204-9250
 Owner: Mabuhay LLC
 Case File Number: PLN16181
Planning Permits Required: Regular Design Review for exterior alterations that include replacement of siding, windows, roof, small additions and other miscellaneous details to the existing residence; and
 Minor Variance to expand the existing stair projection and pantry area within the existing nonconforming east side yard (11.5 feet is required and 5.5 feet is proposed).
 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: 2
 City Council District: 4
 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



**3) 6451 Farallon Way
PLN16181**

**1) 174 6th St
PLN16093**

**2) 2327 Warner Ave
PLN16161**

 City Limits
 NORTH
 1 Mile
 NOTE: Locations are approximate

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Planning & Building Department



Applications on File for the Week of June 24, 2016