

**APPLICATIONS ON FILE**  
**September 2, 2016**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2nd Floor**  
**Oakland, California 94612**

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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:

## **September 19, 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:** 6105 CASTLE DRIVE, OAKLAND, CA 94611  
                                  **APN:** 048D726800304  
                                  **Proposal:** To construct an addition of 1,208 square feet to a single family residence.  
**Applicant / Phone Number:** Andrea Montalbano / (510) 526-2720  
                                  **Owners:** Grisemer Kent N & Lara  
                                  **Case File Number:** PLN16178  
**Planning Permits Required:** Regular Design Review for additions over 1,000 square 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 **David Valeska** at **(510) 238-2075** or by email:  
  [dvaleska@oaklandnet.com](mailto:dvaleska@oaklandnet.com)

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2.                           **Location:** 3765-3767 FRUITVALE AVENUE, OAKLAND, CA 94602  
                                  **APN:** 029A132004700  
                                  **Proposal:** To convert two detached single family residences to residential condominiums.  
**Applicant / Phone Number:** Emily Laetz / (310) 383-7237  
                                  **Owner:** 3305 Elm St LLC  
                                  **Case File Number:** PLN16190  
**Planning Permits Required:** Tentative Parcel Map Subdivision for condominium conversion on a single lot.  
                                  **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:** 3  
                                  **City Council District:** 4  
                                  **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:  
  [dvaleska@oaklandnet.com](mailto:dvaleska@oaklandnet.com)

3.

**Location:** 0 SCOUT ROAD, OAKLAND, CA 94611

**APN:** 048D725101100

**Proposal:** To construct a new single family dwelling on a vacant up-sloping lot, and a shared-driveway off of Scout Road designed to serve the subject lot and two adjacent lots.

**Applicant - Owner/ Phone Number:** Farshad Hemmati / (858) 472-2017

**Owner:** Lauetta LLC

**Case File Number:** PLN16175

**Planning Permits Required:** Regular Design Review for new construction;  
Minor Conditional Use Permit to for a shared access facility (common driveway);  
Minor Variance to allow retaining walls to exceed 6 feet in height up to a maximum of 8 feet.

**General Plan:** Hillside Residential

**Zoning:** RH-3/S-10

**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

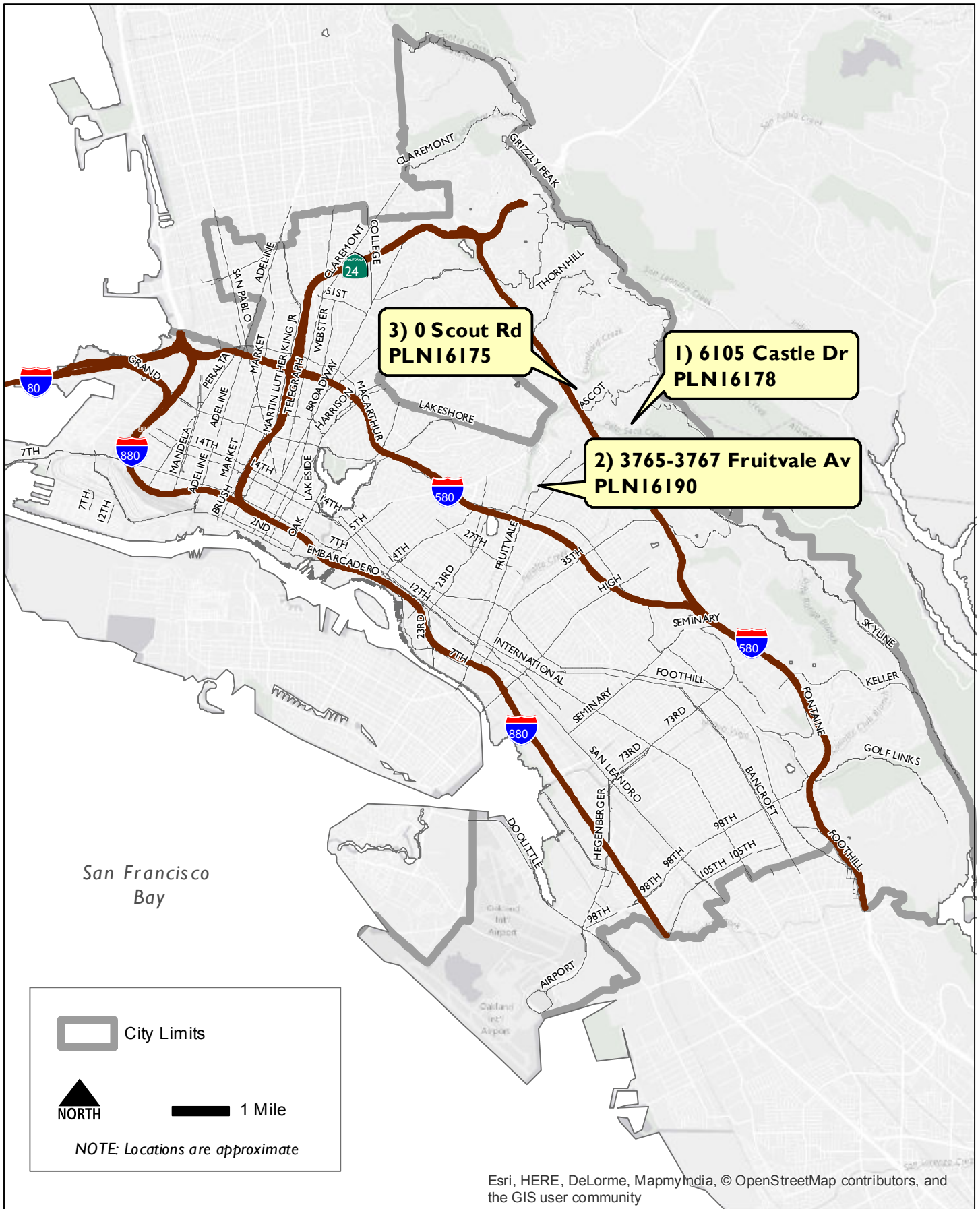
**City Council District:** 4

**Action to be Taken:** Pending

**Finality of Decision:** Appealable to Planning Commission

**For Further Information:** Contact case Planner **Maurice Brenyah-Addow** at 510-238-6342 or by email: [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

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Planning & Building Department



## Applications on File for the Week of September 2, 2016