

APPLICATIONS ON FILE
September 23, 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:

October 10, 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:** 3732, 3740 and 3746 39TH AVENUE, OAKLAND, CA 94619
 APN: 030 192500400
 Proposal: To operate a based community center for ceremony and education services.
Applicant / Phone Number: Wilson Riles / (510) 530-2448
 Owners: Riles Ishmael & Phillip
 Case File Number: **PLN15195**
Planning Permits Required: Minor Conditional Use Permit for a Community Assembly Civic Activity;
 Regular Design Review for 4 detached yerts, sweat lodge and a platform for
 ceremonies; and
 Minor Variance to allow for a change of primary use with an existing
 structure located in the side yard setback.

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: 4
City Council District: 4
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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2. **Location:** 6609 SIMSON STREET, OAKLAND, CA 94605
 APN: 037A277900100
 Proposal: To construct a 3,468 square foot single-family residence on a downslope
 vacant lot with a detached two-car carport in the front property.
Applicant / Phone Number: Cortez Taylor / (510) 200-2305
 Owner: Egd Real Estate Developers LLC Etal
 Case File Number: **PLN16076**
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: 6
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

3. **Location:** 7568 HILLMONT DRIVE, OAKLAND, CA 94605
 APN: 040A342605800
 Proposal: To construct a 3,998 square foot single-family residence with an attached garage on an upslope vacant lot.
Applicant / Phone Number: Kent Lau / (510) 816-1381
 Owners: Lau Kent & Liu Tina Q Etal
 Case File Number: PLN16189
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: 6
 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

4. **Location:** 0 TURNER COURT, OAKLAND, CA 94605
 (subject property is located next or approximately to the 4300 Turner Avenue neighboring residence)
 APN: 048 6264 004 00
 Proposal: To construct a 3,751 square foot single-family residence on a downslope lot.
Applicant / Phone Number: Patrick Tysell / (925) 284-1504
 Owners: Jorde Thomas M & Mary A
 Case File Number: PLN16215
Planning Permits Required: Regular Design Review for new construction.
 General Plan: Hillside Residential
 Zoning: RH-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: 4
 City Council District: 7
 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

5. **Location:** **0 TURNER COURT, OAKLAND, CA 94605**
(subject property is located next or approximately to the 4300 Turner Avenue neighboring residence)
APN: **048 6264 005 00**
Proposal: To construct a 3,751 square foot single-family residence on a downslope lot.
Applicant / Phone Number: Patrick Tysell / (925) 284-1504
Owners: Jorde Thomas M & Mary A
Case File Number: **PLN16216**
Planning Permits Required: Regular Design Review for new construction.
General Plan: Hillside Residential
Zoning: RH-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: 4
City Council District: 7
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

6. **Location:** **0 FRYE STREET, OAKLAND, CA 94602**
(subject property is located adjacent to the 3125 Frye Street neighboring residence and share a common driveway)
APN: **029 107602400**
Proposal: To construct a two-story 3,360 square foot detached single-family residence on a vacant parcel. The new proposed driveway will be served off an existing private access easement. The proposal includes a Tree Protection Permit (T1600104) to remove seven trees (four of these trees are dead), and protect / preserve six other trees.
Applicant / Phone Number: Donovan Mccurdy / (510) 461-8889
Owner: Frye LLC
Case File Number: **PLN16238**
Planning Permits Required: Regular Design Review for new construction; and Minor Variance to reduce rear yard setback where 20 feet is required and 10 feet is proposed.
General Plan: Hillside Residential
Zoning: RH-4
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 **Caesar Quitevis** at **(510) 238-6343** or by email: clquitevis@oaklandnet.com

7. **Location:** **0 BEECHWOOD DRIVE, OAKLAND, CA 94603**
(subject property is located adjacent to the 149 Beechwood Drive neighboring residence)

APN: **048A712200300**

Proposal: To construct a two-story 2,615 square foot single-family residence including an attached garage over an existing swimming pool deck and demolish a pool cabana in disrepair on a vacant parcel that contains the swimming pool. The proposed structure follows the partial perimeter of the pool deck. The subject property is under common ownership with the adjacent 149 Beechwood Drive and is located across from 162 Beechwood Drive.

Applicant / Phone Number: Collin Russell / (510) 671-8892

Owner: Pamp Gerald & Orvilla

Case File Number: **PLN16240**

Planning Permits Required: Regular Design Review for new construction; and Minor Variances to construct within the required front yard and sideyard setbacks, and exceed the 19'-0" maximum driveway width for the project.

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: 2

City Council District: 1

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

8. **Location:** **891 55TH STREET, OAKLAND, CA 94608**

APN: **014 119602600**

Proposal: To convert existing lower living area into a new separate residential unit for the existing single-family residence. As reference see application DRX160130.

Applicant / Phone Number: Bacilia Macias / (510) 691-7910

Owner: Boulware Constance Y

Case File Number: **PLN16247**

Planning Permits Required: Regular Design Review to add/construct a new separate residential unit.

General Plan: Mixed Housing Type Residential

Zoning: RM-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: 1

City Council District: 1

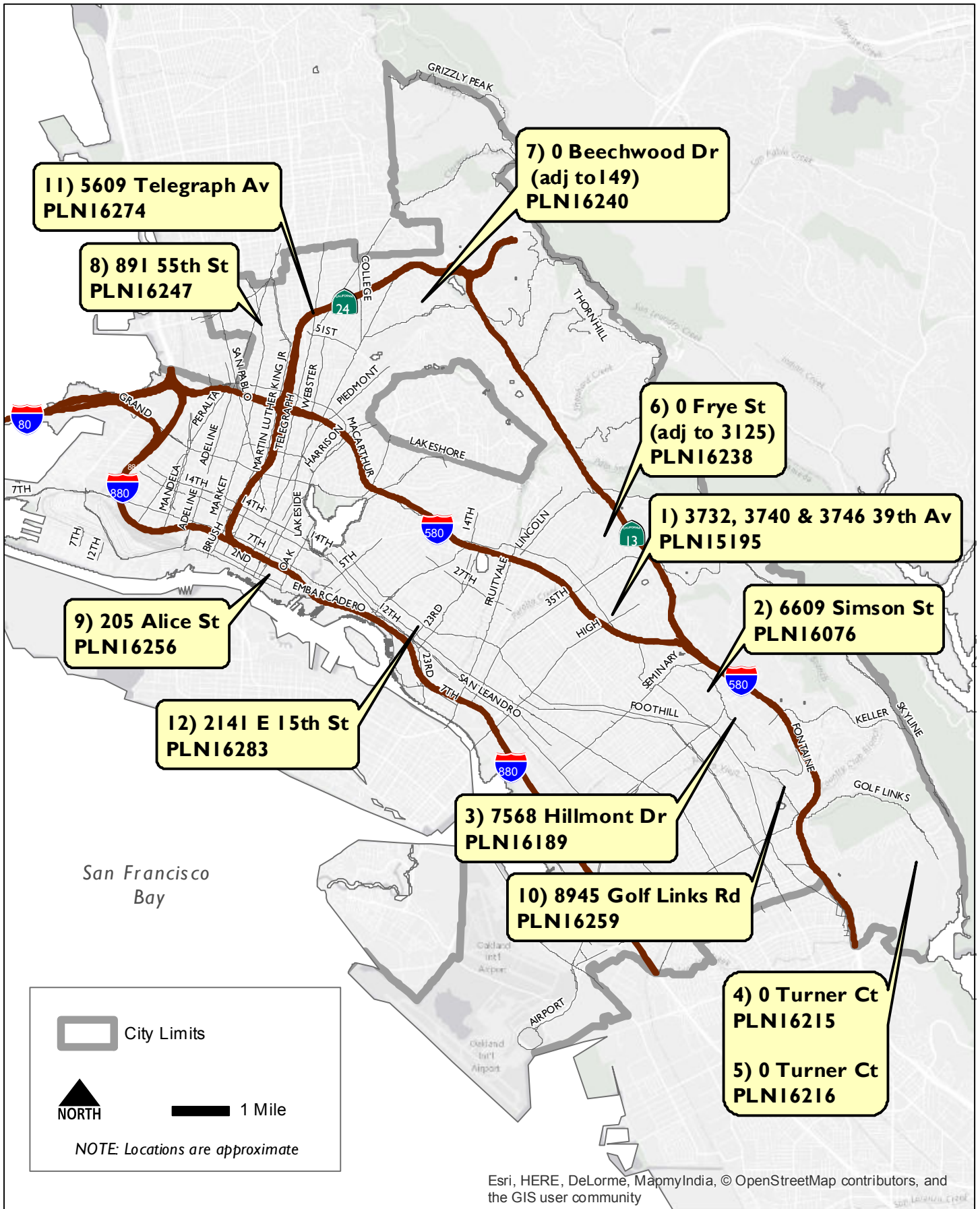
Action to be Taken: Pending

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

11. **Location:** 5609 TELEGRAPH AVENUE, OAKLAND, CA 94609
APNs: 015 127700501 and 015 127700800
Proposal: To operate the sales of a seasonal Christmas tree lot in a vacant parcel. The site is under I-24, along 56th Street and in between Carberry and Telegraph Avenues.
Applicant / Phone Number: Brent's Christmas Trees / (510) 305-5436
Owner: State Of California
Case File Number: PLN16274
Planning Permits Required: Minor Conditional Use Permit to operate a general retail sales in the RM-2 Zone (half of the subject west side property).
General Plan: Urban Residential; Community Commercial
Zoning: RU-5/ RM-2
Environmental Determination: 15301-Existing Facilities
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 **David Valeska** at (510) 238-2075 or by email: dvalueska@oaklandnet.com

12. **Location:** 2141 E. 15TH STREET, OAKLAND, CA 94606
APN: 020 015000700
Proposal: TPM 10586, Lot split between two existing houses on one lot. One lot will be 2,012 square feet and the other lot will be 3,239 square feet.
Applicant / Phone Number: Nolan Jones / (510) 867-4806
Owner: Jones, Nolan P
Case File Number: PLN16283
Planning Permits Required: Tentative Parcel Map Subdivision (TPM 10587), for a lot split between two existing buildings for a total of 2 lots; and
Minor Conditional Use Permit for a lot split between two existing buildings.
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: Yes
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 **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com



Applications on File for the Week of September 23, 2016