

APPLICATIONS ON FILE
October 21, 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:

November 7, 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:** 2162 MOUNTAIN BOULEVARD, OAKLAND, CA 94611
(APN: 048D724400101)
Proposal: To expand the number of preschool students from the existing 40 to the proposed 20 (total of 60 students), located on the lower floor level (south wing) of the commercial property.
Applicant / Phone Number: Cynthia Reimann / (510) 409-9771
Owner: Fanny Chiu
Case File Number: CU07206-R01
Planning Permits Required: Revisions to an approved Minor Conditional Use Permit (CU07206) issued in 2008 for Community Education Civic Activities in the RM-3 zone.
General Plan: Mixed Housing Type Residential
Zoning: RM-3
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 **Mike Rivera** at **(510) 238-6417** or by email: mrivera@oaklandnet.com

2. **Location:** 0 OUTLOOK AVENUE OAKLAND, CA 94621 **(APN: 043A464702301)**
(subject property is adjacent to the neighboring residence at 8353 Outlook Avenue)
Proposal: New construction of a two-story 1,463 square feet single-family residence on a vacant 2,741 square feet lot.
Applicant / Phone Number: Elpidio Ramos / (510) 395-0838
Owner: Martin Paula
Case File Number: PLN16212
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

3. **Location:** 1 HILLWOOD PLACE, OAKLAND, CA 94610 (APN: 011 092505900)
Proposal: To construct an addition of 198 square feet to an existing Secondary Unit within the required side yard setback.
Applicant / Phone Number: Cindy Sterry / (510) 835-5425
Owners: Benattar Moshe & Andrea
Case File Number: PLN16290
Planning Permits Required: Regular Design Review for alterations to an existing accessory building; and Minor Variance for side yard setback of 7 feet where a 10 ½ feet setback is required (outside of the rear 35' and on the 20% downslope lot).
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: 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 **David Valeska** at (510) 238-2075 or by email: dvalueska@oaklandnet.com

4. **Location:** 1735 – 15TH STREET, OAKLAND, CA 94606 (APN: 007 055101800)
Proposal: To construct a new single-family dwelling on a vacant lot.
Applicant / Phone Number: Avtar Singh / (510) 421-8642
Owners: Rani Meera & Singh Avtar
Case File Number: PLN16291
Planning Permits Required: Regular Design Review for new construction.
General Plan: Housing and Business Mix
Zoning: HBX-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: 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

5. **Location:** 1430 – 8TH AVENUE, OAKLAND, CA 94606 (APN: 020 013701500)
Proposal: To construct a 2,502 square feet, two -story duplex located at the rear portion of a lot that already contains a three-unit building at the front of the lot for a total of five residential units.
Applicant / Phone Number: Leandre Davis / (415) 672-6066
Owner: Mx Investments LLC
Case File Number: PLN16296
Planning Permits Required: Regular Design Review for a new 2-unit townhouse on a lot with 3 existing Units (total of 5 units); and Minor Conditional Use Permit for 3 or more units in the RM-3 Zone.
General Plan: Mixed Housing Type Residential; Neighborhood Center Mixed Use
Zoning: RM-3
Environmental Determination: 15303-New Construction or Conversion of Small Structures
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Yes, ASI: Clinton Neighborhood, Historic District: Db+2+
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

6. **Location:** 3311 LINDEN STREET, OAKLAND, CA 94608 (APN: 005 047100700)
Proposal: To subdivide a 8,735 square-foot parcel containing two detached principal buildings (a duplex and single family dwelling) into two separate parcels, and establish a common driveway between two parcels.
Applicant / Phone Number: Rich Kid Entertainment Inc. / (707) 205-7605
Owner: Anderson Vanessa
Case File Number: PLN16313
Planning Permits Required: Tentative Parcel Map (TPM10601) to subdivide a single lot with existing structures into two lots (each with a structure); and Minor Conditional Use to allow for lot division between existing structures.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15305-Minor Alterations in Land Use; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: ASI: PDHP, Historic District: D3
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 **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

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7. **Location:** 3400 RICHMOND BOULEVARD, OAKLAND, CA 94611
(APN: 010 080703800)

Proposal: To construct a triplex on a lot that contains an existing single-family residence that will total to four residential units. The application includes a Tree Protection Permit (T160098).

Applicant / Phone Number: John Newton / (510) 526-7370

Owner: Goldberg Andrew

Case File Number: PLN16228

Planning Permits Required: Regular Design Review for new construction;
Minor Conditional Use Permit for a total of four residential units in the RM-3 zone and a shared-access facility; and
Tentative Parcel Map for a Mini-Lot Subdivision and Condominium Conversion (TPM10566).

General Plan: Mixed Housing Type Residential

Zoning: RM-3

Environmental Determination: 15303-New Construction or Conversion of Small Structures
15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCHS Rating: C2+

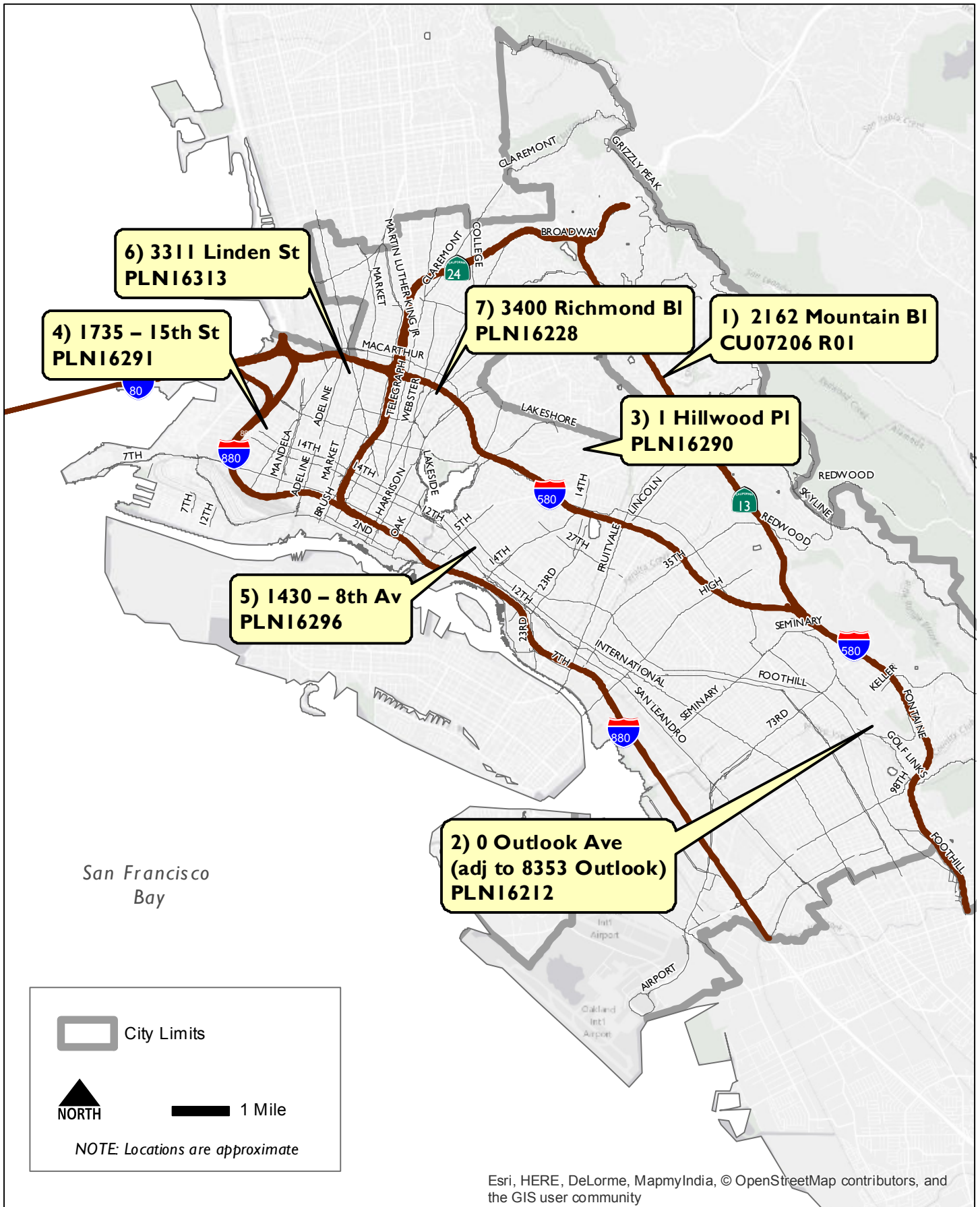
Service Delivery District: Metro

City Council District: 3

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Moe Hackett** at (510) 238-3973 or by email:
mhackett@oaklandnet.com



Planning & Building Department



Applications on File for the Week of October 21, 2016