

APPLICATIONS ON FILE
October 28, 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 14, 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:** 5562 GRIFFIN STREET, OAKLAND, CA 94605 (APN: 037 260503106)
Proposal: To subdivide one existing 25,146 square foot lot containing an existing single-family dwelling into two lots, one lot would be 8,852 square feet and the other would be 16,294 square feet.
Applicant / Phone Number: Melissa Torok / (510) 205-8115
Owners: Connelly Patrick J & Torok Miranda C Etal
Case File Number: PLN16146
Planning Permits Required: Tentative Parcel Map (TPM 10523) to subdivide one lot into two lots; and Minor Variance for a new lot that does not conform to the median lot size in the area, but meets the minimum required lot size for the zone.
General Plan: Hillside Residential
Zoning: RH-4
Environmental Determination: 15315-Minor Land Divisions; 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 **Peterson Vollmann** at (510) 238-6167 or by email: Pvollmann@oaklandnet.com

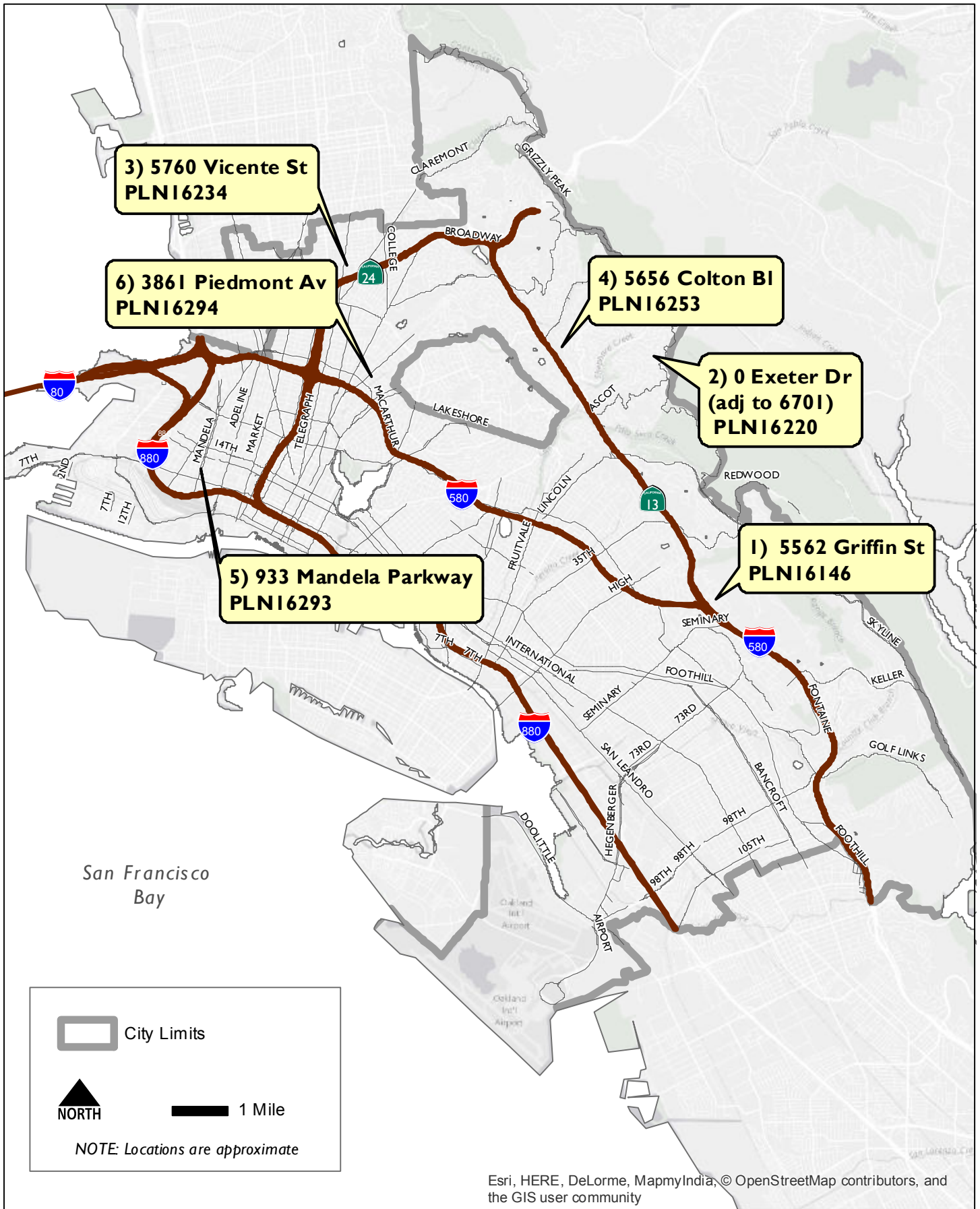
2. **Location:** 0 EXETER DRIVE, OAKLAND, CA 94603 (APN: 048D729900600)
(subject property is adjacent to the neighboring residence located at 6701 Exeter Drive)
Proposal: To construct a three-story 3,012 square foot single-family residence with attached garage on a down slope lot (67% slope). The project includes a Tree Permit (T1600096) to remove 8 protected trees.
Applicant / Phone Number: John Newton / (510) 526-7370
Owners: Jelen Barbaric And Mikial Nijor
Case File Number: PLN16220
Planning Permits Required: Regular Design Review for new construction.
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

3. **Location:** 5760 VICENTE STREET, OAKLAND, CA 94609 (APN: 014 127402400)
Proposal: To demolish a detached rear one-story residence and construct a two-story residence in the same location and on a single lot that contains an existing front residence.
Applicant / Phone Number: Indigo Design Group / (510) 697-4289
Owners: Benvenue Anna & Poole Benjamin Etal
Case File Number: PLN16234
Planning Permits Required: Regular Design Review for new residential construction (reconstruction); And Minor Variance for no off-street parking where one parking space is required for lots with less than 45 feet in width in the RM-2 Zone.
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: OCHS Rating: C3
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: dvaleska@oaklandnet.com

4. **Location:** 5656 COLTON BOULEVARD, OAKLAND, CA 94611
(APN: 048F736705600)
(subject property is adjacent to and south of the neighboring residence at 5664 Colton Blvd)
Proposal: To construct a 2-story 1,219 square foot rear addition and renovate existing single-family dwelling for a cumulative total floor area of 3,271 square feet on an up-slope lot. The project includes a new roof level deck, new rear retaining walls, and a Tree Permit (T1600108) to remove two (2) protected redwood trees.
Applicant / Phone Number: Thornton Weiler / (510) 387-4829
Owners: Gay James L & Wardlow Mary E
Case File Number: PLN16253
Planning Permits Required: Regular Design Review for residential 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: 2
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

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5. **Location:** 933 MANDELA PARKWAY, OAKLAND, CA 94607 (APN: 004 006500900)
 Proposal: To construct a two-story duplex on an existing vacant parcel.
Applicant / Phone Number: Elpidio Ramos / (510) 395-0838
 Owner: Mohamed Khaled Y
 Case File Number: PLN16293
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: 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

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6. **Location:** 3861 PIEDMONT AVENUE, OAKLAND, CA 94611 (APN: 012 098601101)
 Proposal: To expand an existing 1,707 square foot full-service restaurant "Commis",
 located at 3863 Piedmont Avenue into an adjacent 1,300 square foot
 commercial space at 3861 Piedmont Avenue.
Applicant / Phone Number: Black Creek Builders / (800) 737-7113
 Owner: Sullivan Anna & A & R S & K M
 Case File Number: PLN16294
Planning Permits Required: Minor Conditional Use Permit for full service restaurant in the CN-1
 zone district.
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-1
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: 1
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Jose Herrera** at (510) 238-3808 or by email:
 jherrera@oaklandnet.com



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Planning & Building Department



Applications on File for the Week of October 28, 2016