

APPLICATIONS ON FILE
December 16, 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:

Tuesday, January 03, 2017

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 provide the case Planner with a regular mail or email address.

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 Planning and Zoning Division of 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:** 622 - 58TH STREET, OAKLAND, CA 94609 (APN: 015 137001800)
Proposal: To raise building and add an additional living floor area on the ground-floor, and construct an attached 392 square feet secondary unit to a single-family residence without a garage.
Applicant / Phone Number: Bacilia Macias / (510) 691-7910
Owner: Long Monica J
Case File Number: PLN16223
Planning Permits Required: Regular Design Review for new construction of a floor area over 1,000 square feet; and
 Minor Variance to reduce side yard and front yard setbacks.
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
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

2. **Location:** 4202 TELEGRAPH AVENUE, OAKLAND, CA 94609 (APN: 013 109702600)
Proposal: To demolish existing building and construct a four-story building with twelve residential dwelling units and commercial area.
Applicant / Phone Number: John Clark / (510) 520-8425
Owner: Almeida Mark
Case File Number: PLN16231
Planning Permits Required: Regular Design Review for new construction of a mixed-use building; and
 Minor Variances to **a)** Allow the building to encroach into a required street side yard setback when abutting a key lot in a lower density zone where 10 feet is required and 0 feet is proposed (see Table 17.33.03 note 6 of the Planning Code);**b)** Allow the building to exceed the required height limit at the setback line when abutting a lower density zone (30 feet maximum where 33 feet is proposed) (see Table 17.33.04, note 2), and **c)** Allow the building to exceed the height maximum when transitioning to a lower density zone (1:1 ratio increase) (see Table 17.33.04, note 2).
General Plan: Mixed Housing Type Residential; Neighborhood Center Mixed Use
Zoning: CN-2
Environmental Determination: 15332-In Fill Development; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: D3
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

3.

Location: 4020 – 35TH AVENUE, OAKLAND, CA 94619 (APN: 030 190101500)

Proposal: To demolish a one-story residence and construct a 2,095 square feet two-story single-family dwelling with a detached one-car garage.

Applicant / Phone Number: Roque Tomatis / (415) 992-2151

Owner: Hewitt Berl Tr Residuary Trust Etal

Case File Number: PLN16350

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

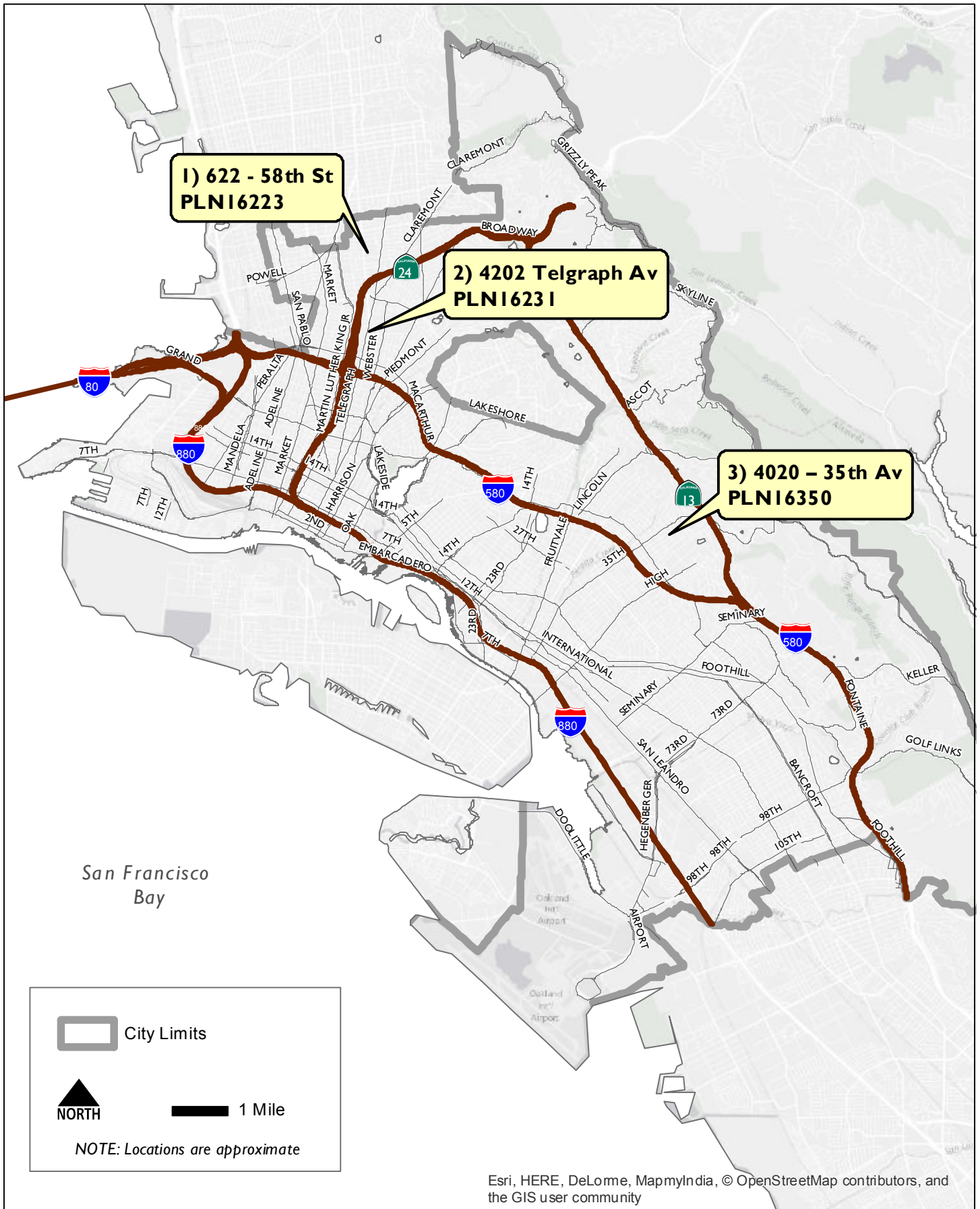
Historic Status: OCHS Rating: D3

City Council District: 4

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



Planning & Building Department



Applications on File for the Week of December 16, 2016