

APPLICATIONS ON FILE
January 6, 2017

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:

January 23, 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 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 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 public comment period described above. 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:** 2850 HANNAH STREET, OAKLAND CA 94608 (APN: 007 058902900)
Proposal: Revision to the previously approved project under case number DV13-236 for the new construction of a 4 story building with 90 housing units above ground floor commercial. The proposal would reduce the 90 required parking spaces to 77 by taking advantage of the recently adopted parking regulations that allow a one-third reduction of off-street parking in major transit areas. The revision would also include an additional 831 square feet of ground floor commercial.
Applicant / Phone Number: Jonathan Law / (650) 380-1799
Owner: Peralta Street, LLC
Case File Number: DV13236-R01
Planning Permits Required: Regular Design Review for new construction of a 4-story 90-unit housing building with ground-floor commercial; and Minor variance to waive one required loading berth.
General Plan: Housing and Business Mix
Zoning: HBX-2
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
City Council District: 3
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 CHELTON LANE, OAKLAND, CA 94603 (APN: 048D725202102)
(subject property is adjacent to and south of the neighboring property located at 45 Chelton Lane)
Proposal: To construct a 1,900 square foot single-family dwelling on a 30% (+) downslope 3,460 square foot vacant lot.
Applicant / Phone Number: Richard Janzen Architect / (510) 339-7380
Owner: Miskic Matthew
Case File Number: PLN16281
Planning Permits Required: Regular Design Review for new construction.
General Plan: Hillside Residential
Zoning: RH-4
Environmental Determination: 15303-New Construction; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
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

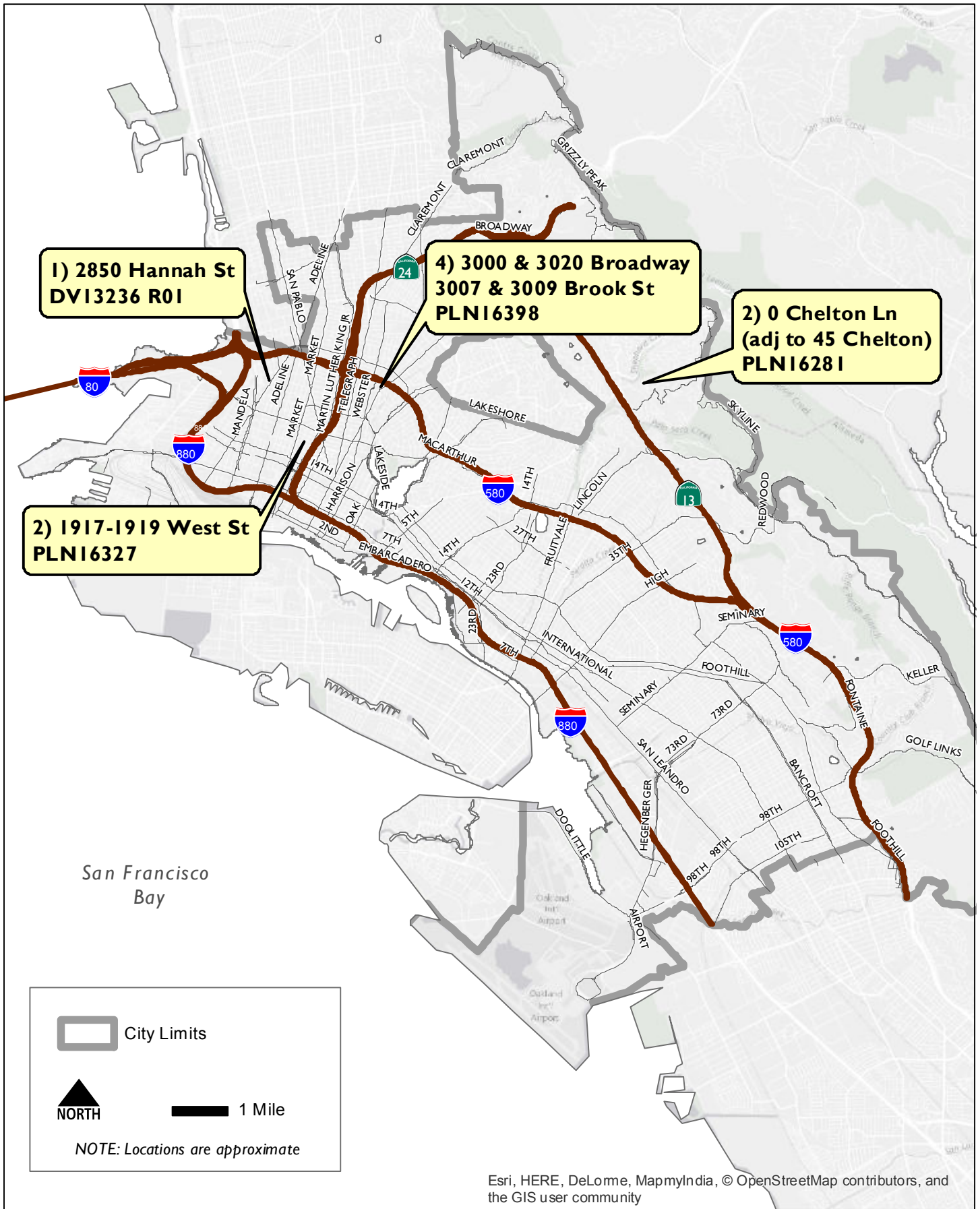
January 6, 2017

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3. **Location:** 1917-1919 WEST STREET, OAKLAND, CA 94612 (APN: 003 003302200)
Proposal: To convert an existing two-story, two-unit residential building to two residential condominiums, located on a single parcel.
Applicant / Phone Number: Indigo Design Group / Kristen Personett (510) 697-4289
Owner: Brothers & West, LLC
Case File Number: PLN16327
Planning Permits Required: Tentative Parcel Map Subdivision for Condominium Conversion / (Vesting TPM10590).
General Plan: Mixed Housing Type Residential
Zoning: RM-2/S-20
Environmental Determination: 15301-Existing Facilities; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Historic District: S-20, OCHS Rating: C2+
City Council District: 3
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

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4. **Location:** 3000 BROADWAY, OAKLAND, CA 94611 (APN: 009 070400900)
3020 BROADWAY, OAKLAND, CA 94611 (APN: 009 070401000)
3007 BROOK STREET, OAKLAND, CA 94611 (APN: 009 070401101)
3009 BROOK STREET, OAKLAND, CA 94611 (APN: 009 070401200)
Proposal: To merge four lots into one lot.
Applicant / Phone Number: Alan Chamorro / (415) 758-0990
Owners: Burrows Bruce A & Burrows Barton G & Patricia Etal
Case File Number: PLN16398
Planning Permits Required: Tentative Parcel Map Subdivision to merge four lots into one lot.
General Plan: Community Commercial
Zoning: D-BV-4; D-BV-3
Environmental Determination: 15315-Minor Land Divisions; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: C2+
City Council District: 3
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



Planning & Building Department



Applications on File for the Week of January 6, 2017