

APPLICATIONS ON FILE
January 20, 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:

February 6, 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.

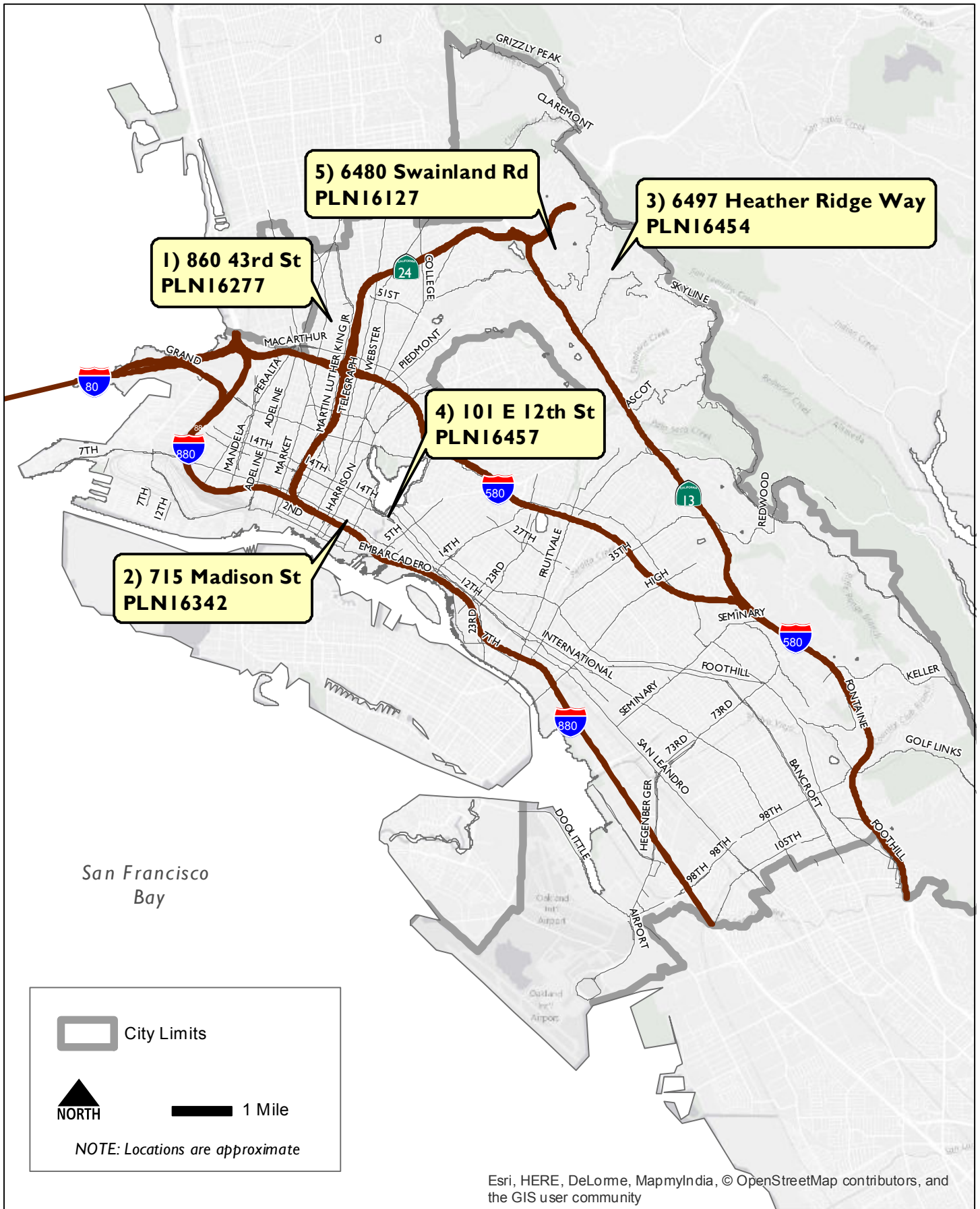
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

1. **Location:** 860 43RD STREET, OAKLAND, CA 94608 (APN: 013 108901300)
Proposal: To subdivide one lot containing two detached single-family dwellings into two parcels.
Applicant / Phone Number: Bacilia Macias / (510) 691-7910
Owner: Mehari Aster Tr
Case File Number: PLN16277
Planning Permits Required: Minor Conditional Use Permit for a subdivision between two existing building; and Tentative Parcel Map Subdivision to subdivide one lot into two lots. TPM 10570.
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: 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 **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

2. **Location:** 715 MADISON STREET, OAKLAND, CA 94607 (APN: 001 017701300)
Proposal: To demolish an existing one-story commercial warehouse building and construct a new three-story, four-unit residential building.
Applicant / Phone Number: Tom Zhang / (510) 759-4149
Owners: Lim Thomas S & Wai K Trs
Case File Number: PLN16342
Planning Permits Required: Regular Design Review for new construction.
General Plan: Central Business District
Zoning: D-LM-4/LM-45
Environmental Determination: 15303-New Construction or Conversion of Small Structures; 15331 - Historical Resource Restoration/Rehabilitation; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: API: The Seventh Street/Harrison Square Residential District, OCHS Rating: *1-
City Council District: 2
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Matthew Weintraub** at (510) 238-6983 or by email: mweintraub@oaklandnet.com

3. **Location:** 6497 HEATHER RIDGE WAY, OAKLAND, CA 94611
(APN: 048G744201903)
Proposal: To construct a detached parking deck with two (2) enclosed garages containing a total of three (3) parking spaces, and office space and a half- bathroom below, on a (51%) downslope lot.
Applicant / Phone Number: Ben Kovacs / (510) 225-8011
Owners: Kovacs Benjamin S & Grazio Anthony
Case File Number: PLN16454
Planning Permits Required: Regular Design Review for construction over 1,000 square-feet of new floor area (garage / accessory structure); and Minor Variance to exceed the height limit for structures on downhill lots (rear wall of proposed garage would be 46 feet tall), on a 51% downslope lot.
General Plan: Hillside Residential
Zoning: RH-4
Environmental Determination: 15302-Replacement or Reconstruction; 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 **Ann Clevenger** at **(510) 238-6980** or by email: aclevenger@oaklandnet.com

4. **Location:** 101 EAST 12TH STREET, OAKLAND, CA 94606 **(APN: 019 002701400)**
Proposal: To create 274 condominiums on a project previously approved by the City under Planning application, PLN16128.
Applicant / Phone Number: Urban Core Development / (415) 561-6200
Owner: City of Oakland / Hui-chang Li, (510) 238-6239
Case File Number: PLN16457
Planning Permits Required: Vesting Tentative Parcel Map Subdivision to create 274 condominium units. VTPM10606.
General Plan: Urban Residential
Zoning: D-LM-5
Environmental Determination: The anticipated environmental effects of the project have been evaluated by the Lake Merritt Station Area Plan Final Environmental Impact Report (Final EIR) (certified November 2014). The project is also Categorically Exempt under Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning; and 15183.3 (Streamlining for Infill Projects). These analyses and exemptions satisfy CEQA requirements on a separate and independent basis.
Historic Status: Non-Historic Property
City Council District: 2
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Neil Gray** at **(510) 238-3878** or by email: ngray@oaklandnet.com



Applications on File for the Week of January 20, 2017