

APPLICATIONS ON FILE
February 3, 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:

Tuesday, February 21, 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:** 4239 PARK BOULEVARD OAKLAND, CA 94602 (APN: 024 054501900)
Proposal: Revision to an approved Planning Permit (CU09019) previously issued in 2009 for an existing Full-Service Restaurant to change maximum operating hours currently from 4:00 p.m. until 12:00 a.m. The new proposed operating hours would be from 7:00 a.m. until 12:00 a.m.
(NOTE: The closing hours will not change: Weekday hours (Sun thru Thurs) closing time is limited to 11:00 pm, and on the Weekend hours (Fri and Sat) closing time is midnight).
Applicants / Phone Number: Jesse Madway & Alexandre Yamamoto / (415) 279-3797
Owner: John F Knowles
Case File Number: CU09019-R01 (Revision)
Planning Permits Required: Minor Conditional Use Permit to allow for the expansion of the business operation of an existing general food sales activity in the CN-1 zone.
General Plan: Detached Unit Residential; 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: 3
City Council District: 5
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

2. **Location:** 63 YOSEMITE AVENUE, OAKLAND, CA 94611 (APN: 012 093801200)
Proposal: To construct an attached two-story addition to the rear/side of the two-story residence.
Applicant / Phone Number: Wylie Price / (510) 823-2498
Owners: Morrell Amy & Gordon Etal
Case File Number: PLN16288
Planning Permits Required: Regular Design Review for building alterations; and
Minor Variance to encroach into the minimum 3'-0" side yard setback where 0.70 feet is proposed to align with the existing non-conforming setback.
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: OCHS Rating: DC2+
City Council District: 1
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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3. **Location:** 875 WILLOW STREET, OAKLAND, CA 94607 **(APN: 006 002101300)**
 Proposal: To construct a two-story 2,128 square foot residence with a rear detached
 475 square foot secondary-unit on a vacant lot.
Applicant / Phone Number: Mike Larkin / (415) 621-4204
 Owners: Hajela Rajesh & Kong Joseph
 Case File Number: PLN16344
Planning Permits Required: Regular Design Review for new construction of a single family residence; and
 Minor Variances to reduce front yard setback where 20 feet is required and
 14 feet is proposed, and to exceed the maximum building coverage of 50% of
 rear yard openness requirement.
 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
 City Council District: 3
 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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4. **Location:** 1805 - 9TH AVENUE, OAKLAND, CA 94606 **(APN: 021 023400900)**
 Proposal: To convert three existing residential units into three residential condominiums.
Applicant - Owner/ Phone Number: Bz Realty LLC / (510) 944-4863
 Case File Number: PLN16374
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion (TPM 10608).
 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: OCHS Rating: Dc2+
 City Council District: 2
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Gregory Qwan** at **(510) 238-2958** or by email:
 gqwan@oaklandnet.com

5. **Location:** 5270 COLLEGE AVENUE and 5275 BROADWAY, OAKLAND, CA 94618
APN: 014 124803400
Proposal: To allow administrative offices on the ground-floor of a street fronting building along College Avenue and Broadway for a senior assisted services activity.
Applicant / Phone Number: Elisabeth Jewel / (510) 914-5211
Owner: John Moyer
Case File Number: PLN16436
Planning Permits Required: Minor Conditional Use Permit for administrative office use on the ground-floor.
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
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Gregory Qwan** at (510) 238-2958 or by email: gqwan@oaklandnet.com

6. **Location:** 3240 DELAWARE STREET, OAKLAND, CA 94602 (APN: 028 094702300)
Proposal: To construct two detached two-story residential units on a lot with an existing single-family dwelling (for a total of three residential units); shared access facility, and mini-lot subdivision.
Applicant / Phone Number: John Newton / (510) 526-7370
Owner: Liang Alice A
Case File Number: PLN16441
Planning Permits Required: Regular Design Review for new construction;
 Minor Conditional Use Permit to allow a mini-lot subdivision for total of three lots and a common driveway to access the required parking space between two lots; and Tentative Parcel Map Subdivision for a mini-lot development (TPM10617).
General Plan: Mixed Housing Type Residential
Zoning: RM-3
Environmental Determination: 15315-Minor Land Divisions; 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

7. **Location:** 17014 BROADWAY TERRACE, OAKLAND, CA 94611
(APN: 048G742801501)

Proposal: To subdivide a 21,873 square-foot hillside parcel into two lots. The proposed lot size are; lot #1 = 9,731 square feet and lot #2= 12,142 square feet. The project involves construction of a 3,722 square feet single-family dwelling with a two car-garage on a downslope lot.

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

Owners: Easton Elizabeth D & Jennifer A & John A Jr

Case File Number: PLN16449

Planning Permits Required: Tentative Parcel Map Subdivision to subdivide one parcel into separate parcels; Regular Design Review for new construction; and Minor Variance to exceed portion of building height to 39'-2" where 36' is allowed on a 53% sloped lot.

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

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

8. **Location:** 17014 BROADWAY TERRACE, OAKLAND, CA 94611
(APN: 048G742801501)

Proposal: To subdivide a 21,873 square-foot hillside parcel into two lots. The proposed lot size are; lot #1 = 9,731 square feet and lot #2= 12,142 square feet. The project involves construction of a 3,747 square feet single-family dwelling with a two car-garage on a downslope lot.

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

Owners: Easton Elizabeth D & Jennifer A & John A Jr

Case File Number: PLN16450

Planning Permits Required: Tentative Parcel Map Subdivision to subdivide one parcel into separate parcels; Regular Design Review for new construction; and Minor Variance to exceed portion of building height to 39'-2" where 36' is allowed on a 53% sloped lot.

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

City Council District: 1

Action to be Taken: Pending

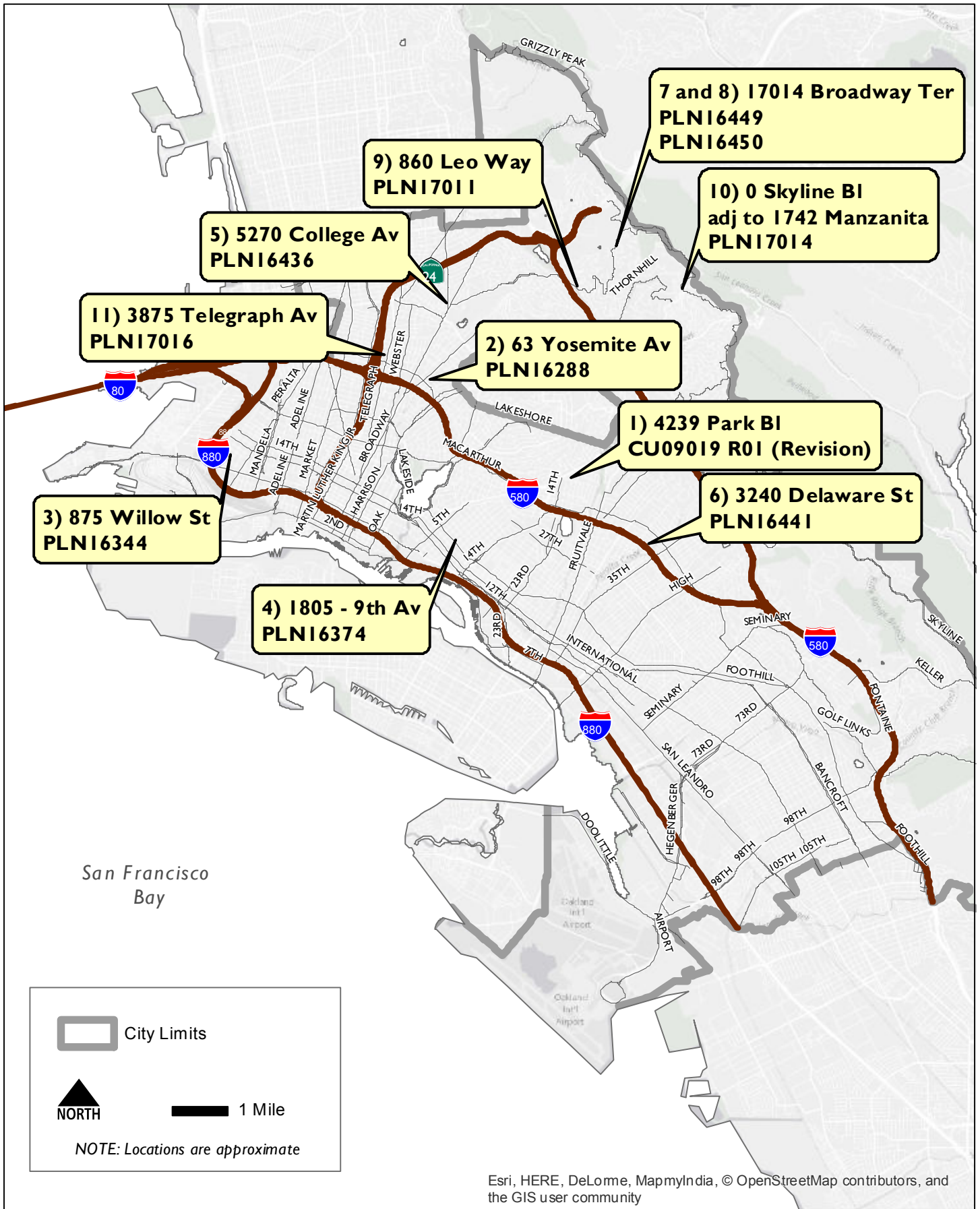
Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

9. **Location:** 860 LEO WAY, OAKLAND, CA 94611 (APN: 048G740701400)
Proposal: To construct a single-family dwelling on a vacant downslope lot.
Applicant / Phone Number: Paki Kastle-Muthig / (650) 868-4185
Owners: Aaron and Sarah Scarbrough
Case File Number: PLN17011
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
City Council District: 1
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

10. **Location:** 0 SKYLINE BOULEVARD, OAKLAND, CA 94603 (APN: 048E731801805)
(the subject property is adjacent to the neighboring residence located at 1742 Skyline Boulevard)
Proposal: To construct a three-story 4,109 square feet single-family dwelling with an attached two- car garage, located on a 70% downslope vacant parcel that will use an existing shared driveway access easement off Manzanita Drive.
Applicant / Phone Number: John Newton / (510) 526-7370
Owner: Cain Maureen Tr
Case File Number: PLN17014
Planning Permits Required: Regular Design Review to for new construction.
General Plan: Hillside Residential
Zoning: RH-4/S-10/S-11
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
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

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11. **Location:** 3875 TELEGRAPH AVENUE, OAKLAND, CA 94609 (APN: 012 096800301)
 Proposal: To construct a one-story 2,900 square feet commercial addition to the existing one-story medical building. The proposal also includes a Tree Permit Removal (T1700007).
 Applicant / Phone Number: Inde Architecture, Steven Gratul / (415) 830-6508
 Owner: E B S C Lp
 Case File Number: PLN17016
Planning Permits Required: Regular Design Review for building additions over 1,000 square feet; and Minor Variance for a 22 foot tall building addition where required minimum height is 35 feet in Height Area 75 of the S-15 Zone.
 General Plan: Neighborhood Center Mixed Use
 Zoning: S-15 / Transient-Oriented Development Commercial
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 **Maurice Brenyah-Addow** at (510) 238-6342 or by email: mbrenyah@oaklandnet.com



Applications on File for the Week of February 3, 2017