

APPLICATIONS ON FILE
February 17, 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:

March 06, 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.

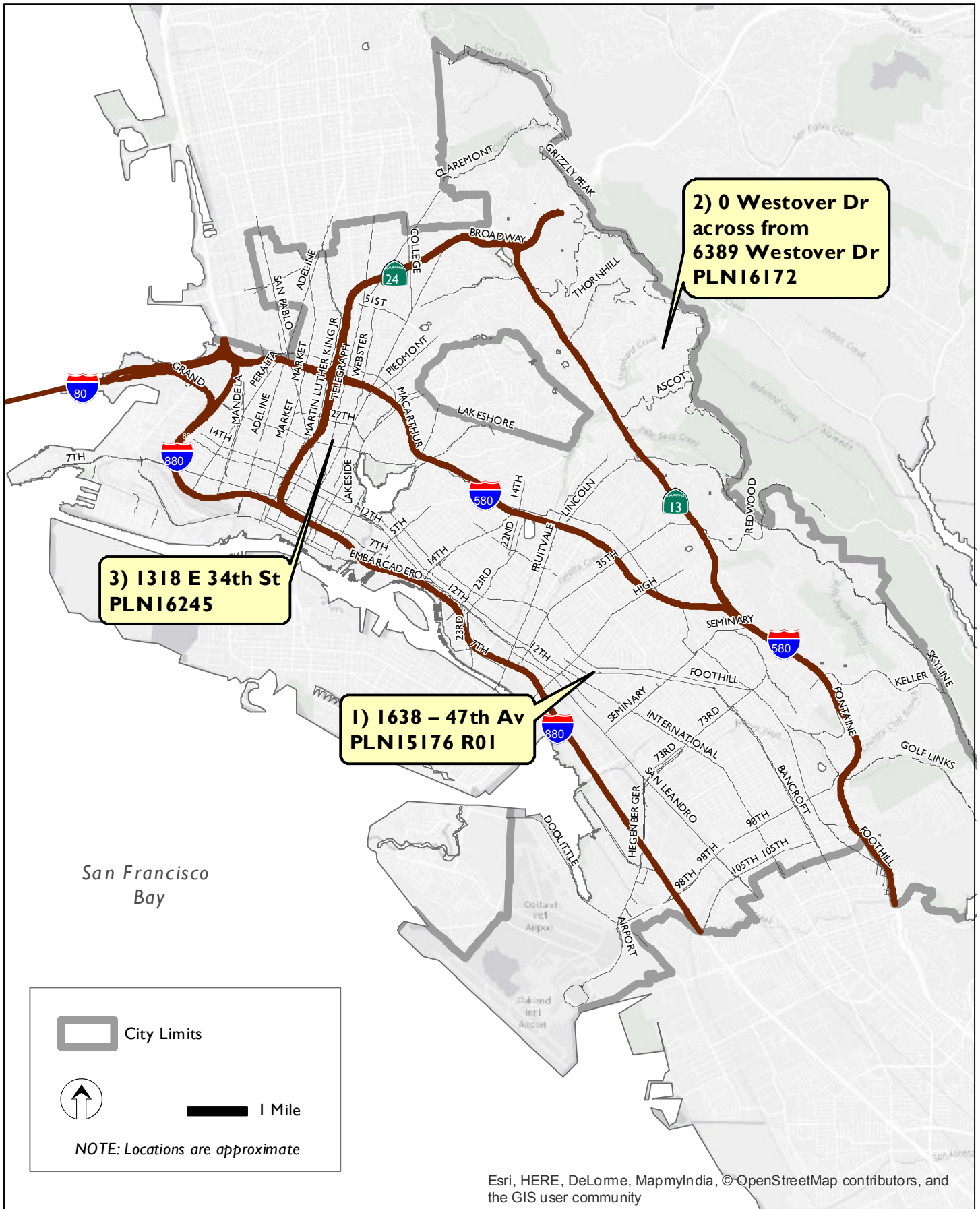
Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Bureau 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:** 1638 – 47TH AVENUE, OAKLAND, CA 94601 (APN: 035 236003203)
Proposal: Revision to previously approved project (PLN15176) to expand the floor print area (376 square foot) for a total of 2,563 square foot and add an additional story for the preschool (building #2) and reallocation of units from the church nave (building #1 west) to building #2. Total units remain at 60.
Applicant / Phone Number: Jonathan Law / (650) 380-1799
Owner: 2531 East 16th Street, LP
Case File Number: PLN15176-R01
Planning Permits Required: Regular Design Review the development of 60 new residential units; Permanent Rezoning from RU-1 to RU-4 to meet required density for project site; Minor Variance to allow for 21 parking spaces where 54 (total) are required.
General Plan: Urban Residential
Zoning: RU-4
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: ASI, OCHS Rating: F2+, Local Register: Yes
City Council District: 4
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Heather Klein** at (510) 238-3659 or by email: hklein@oaklandnet.com

2. **Location:** 0 WESTOVER DRIVE, OAKLAND, CA 94603 (APN: 048D730308101)
(subject property is located directly across from the neighboring residence at 6389 Westover Drive)
Proposal: To construct a 3,480 square foot single-family dwelling on a vacant uphill lot. Project relates to Tree Permit (T1600080) to remove two protected trees.
Applicant / Phone Number: Ehsan Majd / (925) 640-3089
Owner: Lam Jenny T
Case File Number: PLN16172
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: 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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3. **Location:** 1318 E. 34TH STREET, OAKLAND, CA 94602 **(APN: 022 038300801)**
 Proposal: To construct a two-story 3,920 square foot four-unit residential facility on a vacant parcel with two street frontages (Primary on E 34th St. Secondary on MacArthur Blvd.). Subject property is located next to 1326 E 34th St.
Applicant / Phone Number: David Rodriguez / (510) 812-9464
 Owners: Korin Yahya & Suad Trs
 Case File Number: PLN16245
Planning Permits Required: Regular Design Review for new construction; and Minor Conditional Use Permit for multi-family facility/3+ units in the RM-3 Zone.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-3/C; RM-3
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: 2
 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



Applications on File for the Week of February 17, 2017