

APPLICATIONS ON FILE
February 24, 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 13, 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:** 2236 10TH AVENUE, OAKLAND, CA 94606 (APN: 022 030201200)
Proposal: To construct a duplex at the rear of a lot that already contains a two (2) unit building at the front of the lot for a total of four (4) residential units.
Applicant / Phone Number: Jeffery Lim / (510) 763-5405
Owner: Huynh Hanh
Case File Number: PLN16227
Planning Permits Required: Minor Conditional Use Permit to allow four (4) residential units on a 7,500 square-foot lot in the RM-3 Zone; and Regular Design Review for new construction of a two-story residential building.
General Plan: Mixed Housing Type Residential
Zoning: RM-3
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: C3
City Council District: 2
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:** 457 HUDSON STREET, OAKLAND, CA 94618 (APN: 014 125400200)
Proposal: To construct a second-floor addition to an existing one-story single family dwelling, creating 1,233 square-feet of new floor area.
Applicant / Phone Number: Mitchell Holladay Architects / (510) 705-1061
Owners: Drekmeier Kai D & Sarah
Case File Number: PLN16320
Planning Permits Required: Regular Design Review for residential additions over 1,000 square feet.
General Plan: Mixed Housing Type Residential
Zoning: RM-1
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: D2+
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: dvaleska@oaklandnet.com

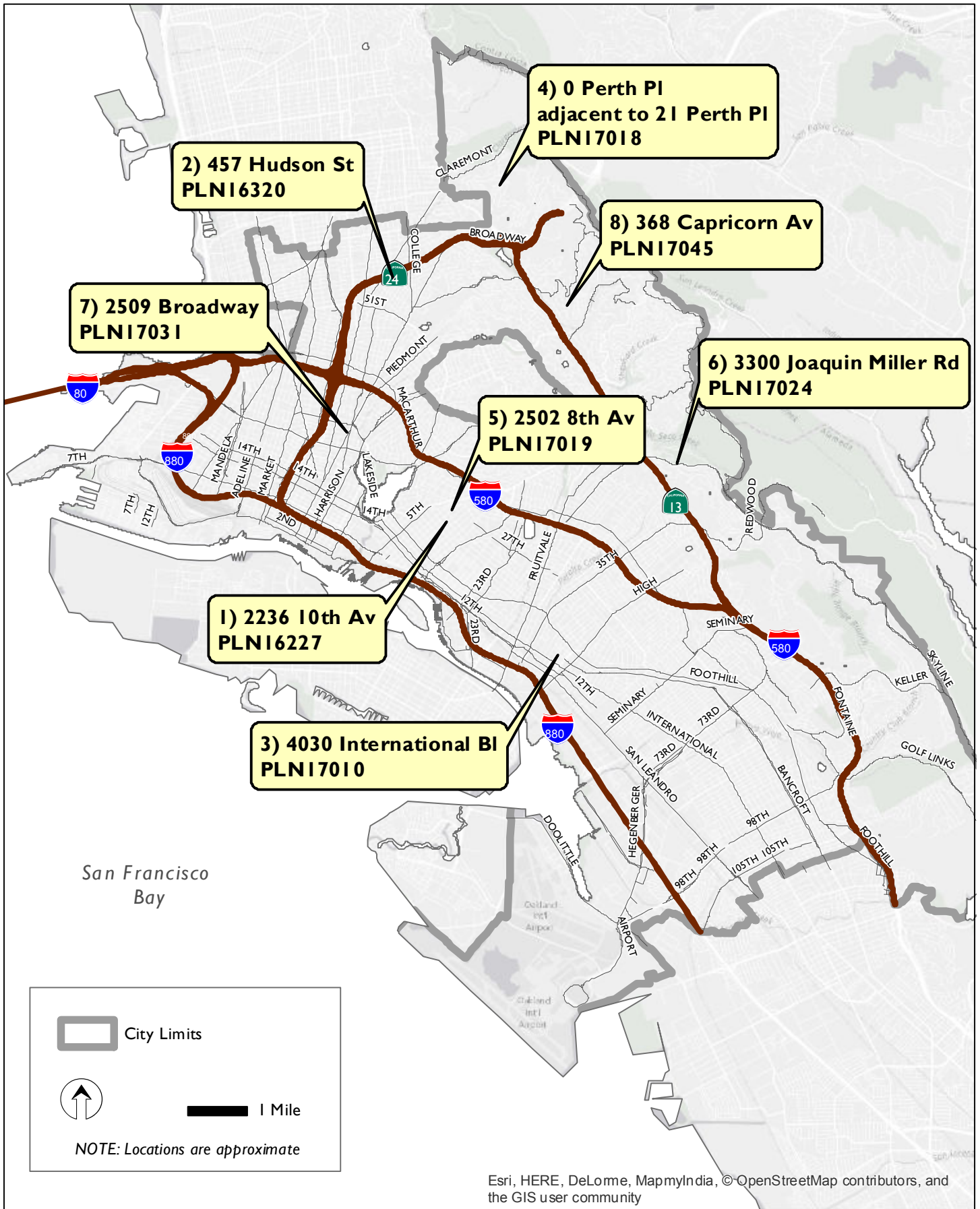
3. **Location:** 4030 INTERNATIONAL BOULEVARD, OAKLAND, CA 94601
(APN: 033 214404904)
Proposal: To convert an existing warehouse/storage space at the rear of a furniture store into a group assembly activity serving a cross fit gym. Commercial space is on the ground-floor and measures approximately 6,500 square feet in size.
Applicant / Phone Number: Matthew Andrus / (510) 990-0348
Owner: Boyd Real Property LLC
Case File Number: PLN17010
Planning Permits Required: Minor Conditional Use Permit for a Group Assembly Activity in the CC-2 Zone.
General Plan: Community Commercial
Zoning: CC-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: 5
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

4. **Location:** 0 PERTH PLACE, OAKLAND, CA 94603 **(APN: 048H760601702)**
(the subject vacant property is located adjacent to the neighboring residence at 21 Perth Place)
Proposal: To construct a 3,271 square-foot two-story single-family dwelling with attached two-car garage, located on a 6,856 square foot vacant down-sloped parcel.
Applicant / Phone Number: Chris Patmont / (925) 322-1422
Owner: Hillside Homes Group Inc.
Case File Number: PLN17018
Planning Permits Required: Regular Design Review for new construction; and
 Minor Conditional Use Permit to allow a portion of a building wall exceed the allowed 34' height to 38' located on a 46% sloped parcel.
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

7. **Location:** 2509 BROADWAY, OAKLAND, CA 94612 (APN: 009 068300300)
Proposal: To operate a hair salon activity with associated retail sales on the ground-floor of a commercial facility.
Applicant / Phone Number: Kech Carera / (510) 326-7755
Owners: Boero Paul V & George E Jr Etal
Case File Number: PLN17031
Planning Permits Required: Minor Conditional Use Permit for ground-floor consumer service use in a street-fronting building, located in the D-BV-2 Zone.
General Plan: Central Business District
Zoning: D-BV-2
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: Dc3
City Council District: 3
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

8. **Location:** 368 CAPRICORN AVENUE, OAKLAND, CA 94611 (APN: 048G742408601)
Proposal: To construct front stairs and retaining wall within required front yard set back and public right-of-way.
Applicants / Phone Number: Matthew Wong / Jason Kaldis / (510) 549-3584
Owners: Adhikary Qirone & Slone Thomas H
Case File Number: PLN17045
Planning Permits Required: Minor Variance to exceed retaining wall height from the allowed 6'-0" to the proposed 8'-6" within the required front yard setback and public right-of-way.
General Plan: Hillside Residential
Zoning: RH-4
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: C3
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

-end-



Applications on File for the Week of February 24, 2017