

APPLICATIONS ON FILE
March 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:

March 20, 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.

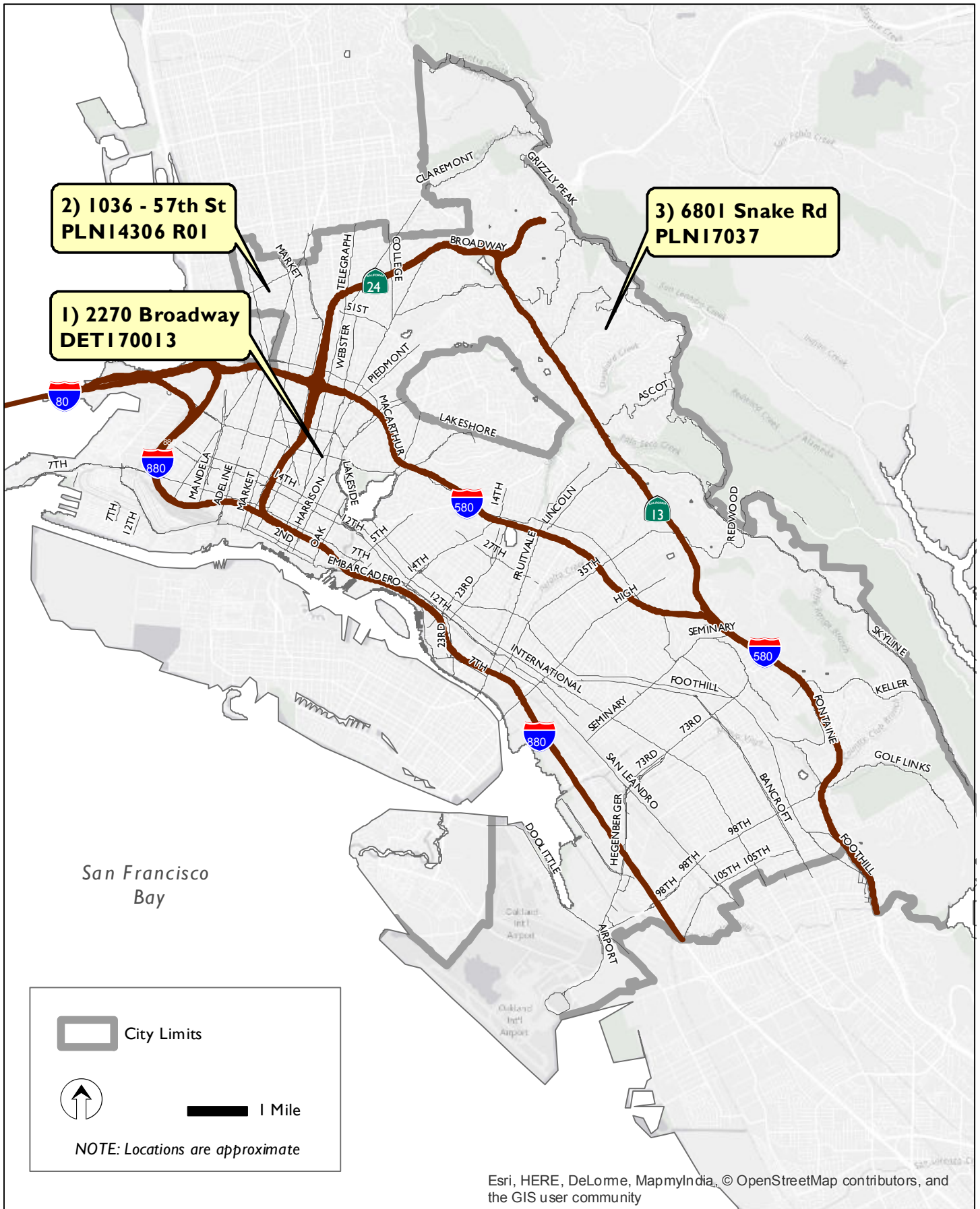
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change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

1. **Location:** 2270 BROADWAY OAKLAND, CA 94612 (APN: 008 065600201)
Proposal: Zoning Manager Determination that the exterior modifications to the proposed new 24-story building are permitted minor changes. The proposal will still include 223 dwelling units and approximately 5,000 square feet of ground-floor commercial, which was approved under prior Planning permit number PLN14363. The proposed changes include modification of the exterior building materials and design concept of the tower while generally retaining the same building envelope as approved.
Applicant / Phone Number: John Chen / (415) 399-6269
Owners: NASRAH BUTROS A & JOANNE TRS
Case File Number: DET170013
Planning Permits Required: Regular Design Review for new construction; and Minor Variances for rooftop height projection variance to allow an architectural spire that exceeds 12 feet in height and covers more than 10% of the roof area.
General Plan: Central Business District
Zoning: D-BV-2
Environmental Determination: A detailed CEQA Analysis was prepared for this project which concluded that The proposed project satisfies each of the following CEQA provisions:
 15183 - Projects consistent with a Community Plan, General Plan, or Zoning;
 15183.3 - Streamlining for In-Fill projects; and/or
 15164 - Addendum to the 2014 certified BVDSP EIR;
 Each of which provides a separate and independent basis for CEQA compliance.
Historic Status: Non-Historic property (vacant lot)
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:** 1036 - 57TH STREET, OAKLAND, CA 94608 (APN: 015 130301200)
Proposal: Revision to a previously approved Planning Permit (PLN14306) to lift a single-family residence approximately two (2) feet, and convert the basement into 1,120 square feet of additional living area to be internally connected, and to add an additional 464 square feet of floor area at the third-story.
Applicant / Phone Number: Christopher Perryman / (510) 508-7762
Owners: Perryman Christopher J & Patricia A
Case File Number: PLN14306-R01
Planning Permits Required: Regular Design Review for building additions over 1,000 square feet; and Minor Variance to encroach the new entry stairs into the front yard 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: 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 **Moe Hackett** at (510) 238-3973 or by email: mhackett@oaklandnet.com

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3. **Location:** 6801 SNAKE ROAD, OAKLAND, CA 94611 **(APN: 048F737404900)**
 Proposal: To construct a 3,464 square feet single-family dwelling with two attached two-car garage, located on a 11,009 square feet downslope vacant parcel.
Applicant / Phone Number: Peter David Gilbert / (510) 969-7295
 Owner: Ta Cuong S
 Case File Number: PLN17037
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 **Jason Madani** at **(510) 238-4790** or by email: jmadani@oaklandnet.com

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Applications on File for the Week of March 3, 2017