

APPLICATIONS ON FILE
March 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:

April 10, 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:** 1327 63RD AVENUE, OAKLAND, CA 94621 (APN: 041 388305000)
Proposal: To construct an approximately 1,300 square-foot, one-story single-family residence on a vacant lot.
Applicant / Phone Number: Arnoldo Hernandez / (510) 415-0583
Owner: Pho Spencer
Case File Number: PLN16126
Planning Permits Required: Regular Design Review for new construction.
General Plan: Detached Unit Residential
Zoning: RD-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: 6
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:** 4500 LINCOLN AVENUE, OAKLAND, CA 94602 (APN: 029 100901005)
Proposal: To lease out the athletic field for weekday and weekend use and be available from 6:30 a.m. to 7:00 p.m.
Applicant / Phone Number: Annie Mudge / (415) 262-5107
Owner: Mary Valle Foundation for The Cerebral Palsied
Case File Number: PLN16425
Planning Permits Required: Minor Conditional Use Permit for a Recreational Assembly Activity in the RD-1 Zone; and
Regular Design to construct a 8-10' tall solid wood fence and install a 10' tall impermanent netting along Lincoln Avenue and safety lighting mounted onto the building.
General Plan: Detached Unit Residential; Institutional
Zoning: RD-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: 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

3. **Location:** 82 MONTELL STREET, OAKLAND, CA 94611 (APN: 012 093503300)
Proposal: To construct a 845 square feet two-story addition (total of 2,035 square feet) that includes building alterations to an existing single-family residence. One off-street parking space will be provided within the front yard area of the property.
Applicant / Phone Number: Guillermo Loyola / (510) 325-9889
Owner: Hall Michael R & Ruth L Trs
Case File Number: PLN17027
Planning Permits Required: Regular Design Review for building addition and alterations; and Minor Variance to allow a new driveway to be located within 10 feet of the adjacent neighboring driveway.
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: 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 **Jason Madani** at (510) 238-4790 or by email: jsmadani@oaklandnet.com

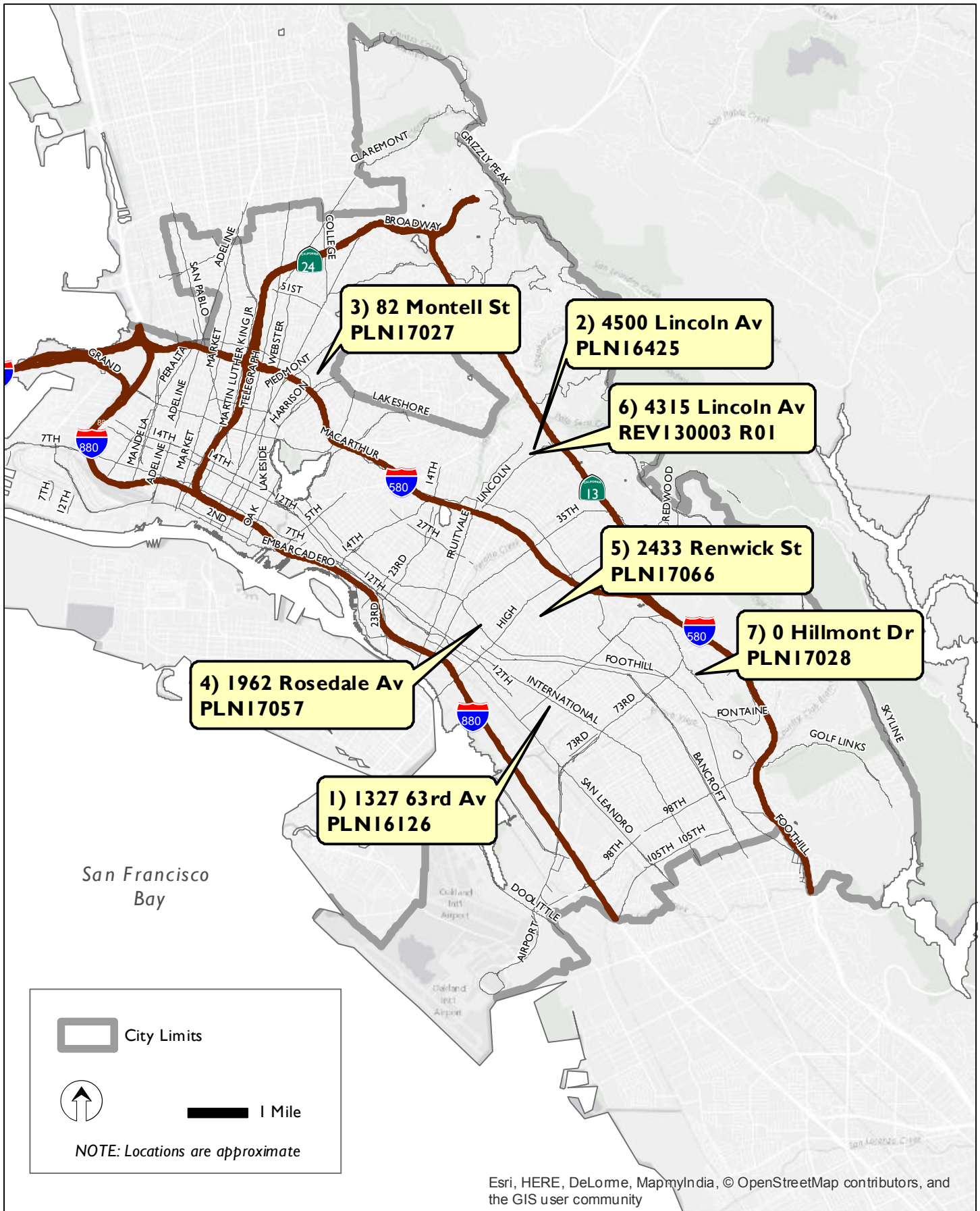
4 **Location:** 1962 ROSEDALE AVENUE, OAKLAND, CA 94601 (APN: 032 207802700)
Proposal: To raise the existing house approximately 3 feet to convert the ground floor to habitable space (750 square feet), storage and a laundry room (950 square feet).
Applicant / Phone Number: Aminadav Eldar / (415) 666-6968
Owner: Kearney William J
Case File Number: PLN17057
Planning Permits Required: Regular Design Review for floor additions over 1,000 square feet; and Minor Variances to maintain the existing north side yard setback (from the required 5 feet to the proposed 2'-10"), and to maintain the existing front side yard setback (from the required 20' to the proposed 17'-6").
General Plan: Detached Unit Residential
Zoning: RD-2
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: 5
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Marilu Garcia** at (510) 238-5217 or by email: mgarcia2@oaklandnet.com

5. **Location:** 2433 RENWICK STREET, OAKLAND, CA 94601 (APN: 036 242602200)
Proposal: To construct two (2) residential units in the lower level of the front building to create a total of six (6) residential units with six (6) off-street parking spaces within the lot.
Applicant / Phone Number: Joseph Rico / (510) 552-8800
Owner: Jorgensen Virginia & Robert L Trs
Case File Number: PLN17066
Planning Permits Required: Regular Design Review to construct two new residential dwelling units; and Minor Conditional Use Permit for a total of six (6) dwelling units in the RM-3 Zone.
General Plan: Mixed Housing Type Residential
Zoning: RM-3
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: 4
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Michael Bradley** at (510) 238-6935 or by email: mbradley@oaklandnet.com

6. **Location:** 4315 LINCOLN AVENUE, OAKLAND, CA 94602
(APN: 029A136700403, 029A136700502, 029A136700601)
Proposal: Minor Revision per Condition of Approval #3 for Case File, REV13-0003 approved on June 7, 2016 to lease the athletic field at Ability Now located at 4500 Lincoln Avenue.
Applicant / Phone Number: Crystal Land / (510) 531-4300
Owner: Headroyce School
Case File Number: REV130003-R01
Planning Permits Required: Minor Revision to Case File REV130003 that was approved on June 7, 2016 (under Original Case File:PUD04400)
General Plan: Detached Unit Residential; Hillside Residential
Zoning: RD-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: 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

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7. **Location:** 0 HILLMONT DRIVE, OAKLAND, CA 94605 **(APN: 040A341904002)**
(the subject property is located across from the neighboring residences at 7620 and 7628 Hillmont Drive).
- Proposal:** To construct a two-story 3,611 square foot single family residence on a down slope parcel with over 20% building footprint slope. Residence is setback 58' from edge of pavement to preserve views. The project relates to a Tree Protection Permit (T1700014) to remove two trees within the property.
- Applicant / Phone Number:** Lida Sarvi / (415) 640-0983
Owner: U & W Investments LLC
- Case File Number:** **PLN17028**
- Planning Permits Required:** Regular Design Review for new construction.
General Plan: Detached Unit Residential
Zoning: RD-1
- 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: 6
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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Applications on File for the Week of March 24, 2017