

APPLICATIONS ON FILE
March 31, 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 17, 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:** 0 FALLON STREET, OAKLAND, CA 94607 (APN: 002 009300500)

(subject project is located to the west of Fallon St and between 9th Street and 10th Street)

Proposal: To construct a mixed-use seven-story (84 foot high), 58 unit residential building with ground-floor retail space on an existing surface parking lot.

Applicant / Phone Number: Winston Win /Lowney Architecture / (510) 269-1120

Owner: Platinum Estates LLC

Case File Number: PLN17048

Planning Permits Required: Regular Design Review for new construction;
 Minor Conditional Use Permit for an overall building height at 84 feet with no base step-back; and
 Tentative Parcel Map Subdivision for a commercial condominium (TPM10652).
 unit on the ground floor of a residential mixed-use building.

General Plan: Central Business District

Zoning: D-LM-2; D-LM-4

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 **Michael Bradley** at (510) 238-6935 or by email:
mbradley@oaklandnet.com

2. **Location:** 6246 - 6256 HARMON AVENUE, OAKLAND, CA 94621
 (APN: 038 321201902)

Proposal: To construct a two-story two-unit residential building on a vacant parcel.

Applicant / Phone Number: Kent Lau / (510) 816-1381

Owner: Alexander Ryan

Case File Number: PLN17053

Planning Permits Required: Regular Design Review for new construction; and
 Minor Variance to allow a new driveway curb-cut within 10' of adjacent curb cut.

General Plan: Detached Unit 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: 6

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

3. **Location:** 2835 HELEN STREET, OAKLAND, CA 94608 (APN: 007 058901400)
Proposal: To raise by approximately 4 feet the existing single-family residence and convert the lower floor area into a 1,023 square feet of additional living area.
Applicant / Phone Number: Diane Vollering /Baran Studios / (510) 595-6744
Owner: Wilson David
Case File Number: PLN17056
Planning Permits Required: Regular Design Review for building additions over 1,000 square feet.
General Plan: Housing and Business Mix
Zoning: HBX-2
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: 3
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

4. **Location:** 1411 PERALTA STREET, OAKLAND, CA 94607 (APN: 007 055300600)
Proposal: To make building alterations and historic restoration to an existing two-story duplex that was destroyed by a fire and to add one off-street parking space.
Applicant / Phone Number: Ganice Morgan-Austin / (510) 520-9988
Owners: Flieder Jeremy B & Hsu Peter
Case File Number: PLN17064
Planning Permits Required: Regular Design Review for building alterations; and
 Minor Conditional Use Permit to allow for the reestablishment of a non-conforming duplex built in 1883.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15302-Replacement or Reconstruction; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating, Ec1
City Council District: 3
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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5. **Location:** **0 PERALTA STREET, OAKLAND, CA 94607** **(APN: 007 055300500)**
 *(subject project is located north from the neighboring property at
 1411 Peralta Street)*

Proposal: To construct a single-family dwelling on a vacant lot.

Applicant / Phone Number: Ganice Mogan-Austin / (510) 520-9988

Owners: Flieder Jeremy B & Hsu Peter

Case File Number: **PLN17065**

Planning Permits Required: Regular Design Review for new construction.

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: API, Historic District

City Council District: 3

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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6. **Location:** **6500 SAN PABLO AVENUE, OAKLAND, CA 94608 (APN: 016 145301303)**

Proposal: To construct a mixed-use five-story building with 1,106 square feet of
 ground-floor commercial space, ten (10) residential units and seven (7)
 off-street parking spaces on a vacant parcel.

Applicant / Phone Number: Derek Vinh / (650) 741-6968

Owner: Leggett Leonard L

Case File Number: **PLN17067**

Planning Permits Required: Regular Design Review for new construction.

General Plan: Community Commercial

Zoning: CC-2

Environmental Determination: 15332-In Fill Development; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning

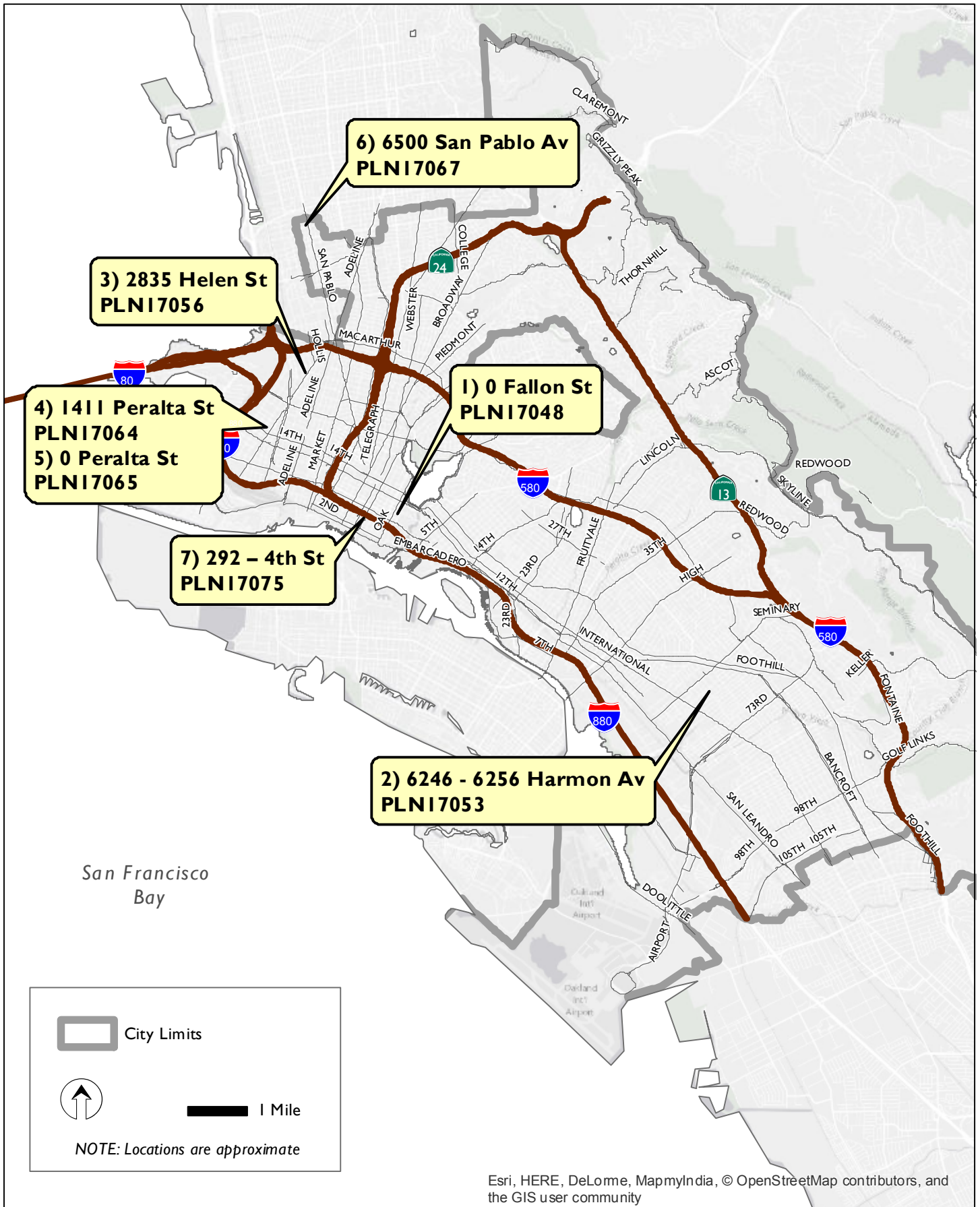
Historic Status: Non-Historic Property

City Council District: 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



Planning & Building Department



Applications on File for the Week of March 31, 2017