

APPLICATIONS ON FILE
April 14, 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:

May 1, 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 ARROWHEAD DRIVE, OAKLAND, CA 94603 (APN: 048E732205800)
(subject property is located adjacent to the neighboring residence at 2000 Arrowhead Drive)

Proposal: To construct a 1,979 square feet single-family home on a steep upslope lot. This is a creekside property (Creek Permit #CP16028) with a related Tree Permit (Tree Removal Permit #T1600113) to remove one protected tree and preserve another within 10 feet of construction.

Applicant / Phone Number: Tyler Kobick / (510) 454-8554
Owner: Hernandez Riza K
Case File Number: PLN16269

Planning Permits Required: Regular Design Review for new construction.
General Plan: Hillside Residential
Zoning: RH-4/S-10/S-11

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: cquitevis@oaklandnet.com

2. **Location:** 3263 MILLSVIEW AVENUE, OAKLAND, CA 94619 (APN: 036 250310000)

Proposal: To legalize a previously built 110 square-foot rear building addition, located within the rear yard setback of the property.

Applicant / Phone Number: Flor Feldman / (510) 919-2633
Owners: Warrens Leo J & Kurihara Marie
Case File Number: PLN17040

Planning Permits Required: Regular Design Review for building alterations; and Minor Variance for building encroachment into the required rear yard setback.
General Plan: Detached Unit Residential
Zoning: RD-1

Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCHS, CB+3
City Council District: 6
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission

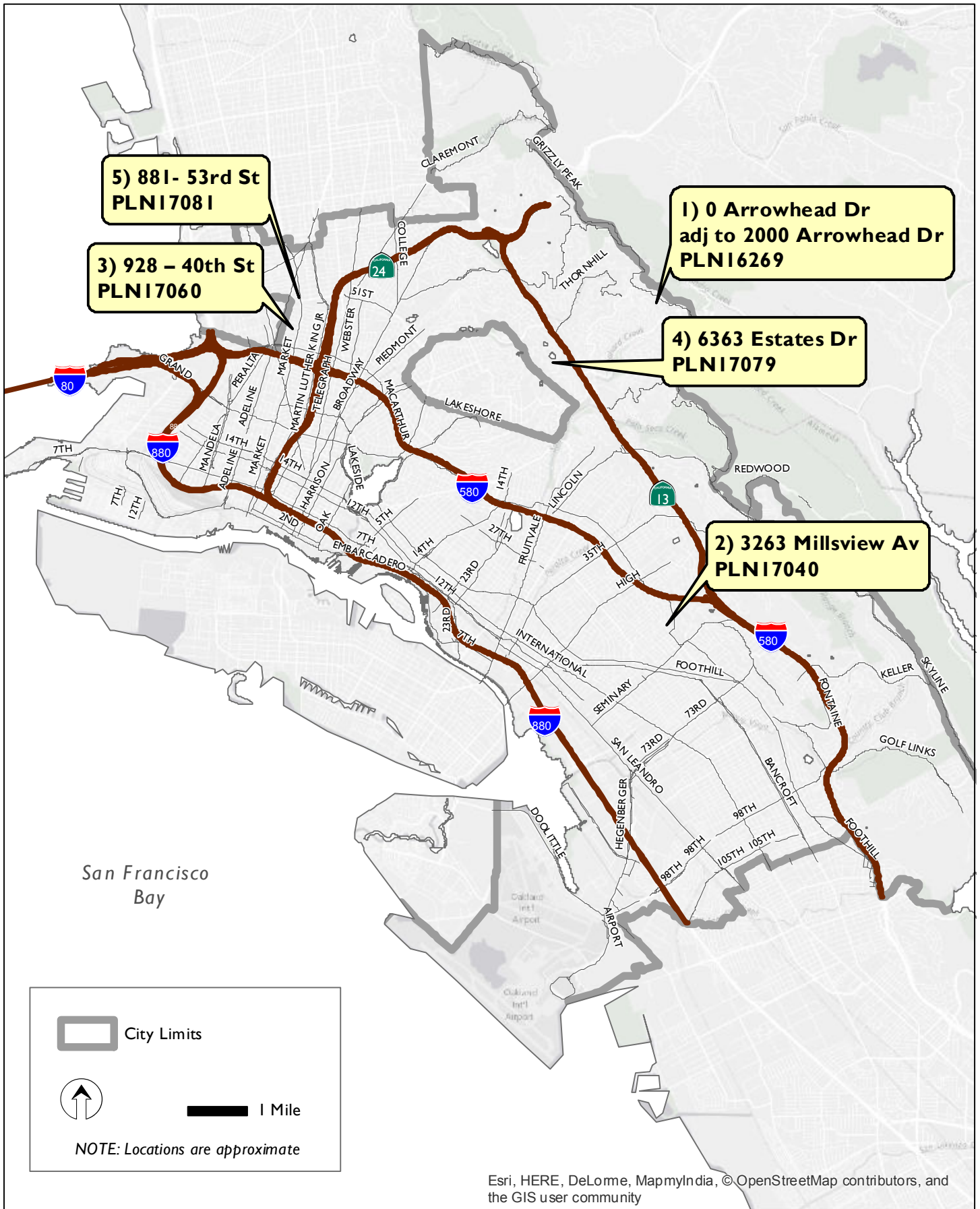
For Further Information: Contact case Planner **Jose Herrera** at (510) 238-6343 or by email: jherrera@oaklandnet.com

3. **Location:** 928 – 40TH STREET, OAKLAND, CA 94608 (APN: 012 102100900)
Proposal: To modify an existing 1.5 story residence by increasing the height to 23 feet 4 inches to convert the ground-floor into additional habitable space to be internally connected and provide a two-car garage. In addition, the proposal includes the construction of a detached 1,500 square feet two-story second-unit in the rear of the property. This project involves the removal of two 15 inch avocado trees to allow for the new construction (Tree Permit:T1700029).
Applicant / Phone Number: Daniel Perez / (415) 503-0329
Owner: Killian Clinton
Case File Number: PLN17060
Planning Permits Required: Regular Design Review for alterations to the existing residence and for construction of a new residential dwelling.
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: 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 **Marilu Garcia** at (510) 238-5217 or by email: mgarcia2@oaklandnet.com

4. **Location:** 6363 ESTATES DRIVE, OAKLAND, CA 94611 (APN: 048C718401802)
Proposal: To subdivide a single parcel into two parcel. The proposed 12,100 square feet parcel (Parcel "B") does not include any proposed development under this application; and the proposed 46,100 square feet parcel (Parcel "A") contains an existing single family residence that will remain.
Applicant / Phone Number: Keith Bush/ Bay Area Land Surveying / (510) 223-5167
Owners: Torre Gary J & Caroline G Trs
Case File Number: PLN17079
Planning Permits Required: Tentative Parcel Map Subdivision to subdivide one parcel into two parcels. (TPM10650).
General Plan: Hillside Residential
Zoning: RH-4
Environmental Determination: 15315-Minor Land Divisions; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS, CB+3
City Council District: 4
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

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5. **Location:** 881- 53RD STREET, OAKLAND, CA 94608 **(APN: 014 119402600)**
 Proposal: To convert an existing duplex into two condominium units.
Applicant / Phone Number: Richard Schwarzmann / (510) 501-8667
 Owner: Ideal Design Investment Group LLC
 Case File Number: PLN17081
Planning Permits Required: Tentative Parcel Map Subdivision for Condominium Conversion (TPM10520).
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15301(k)-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic Properties
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

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Applications on File for the Week of April 14, 2017