

APPLICATIONS ON FILE
May 5, 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 22, 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.

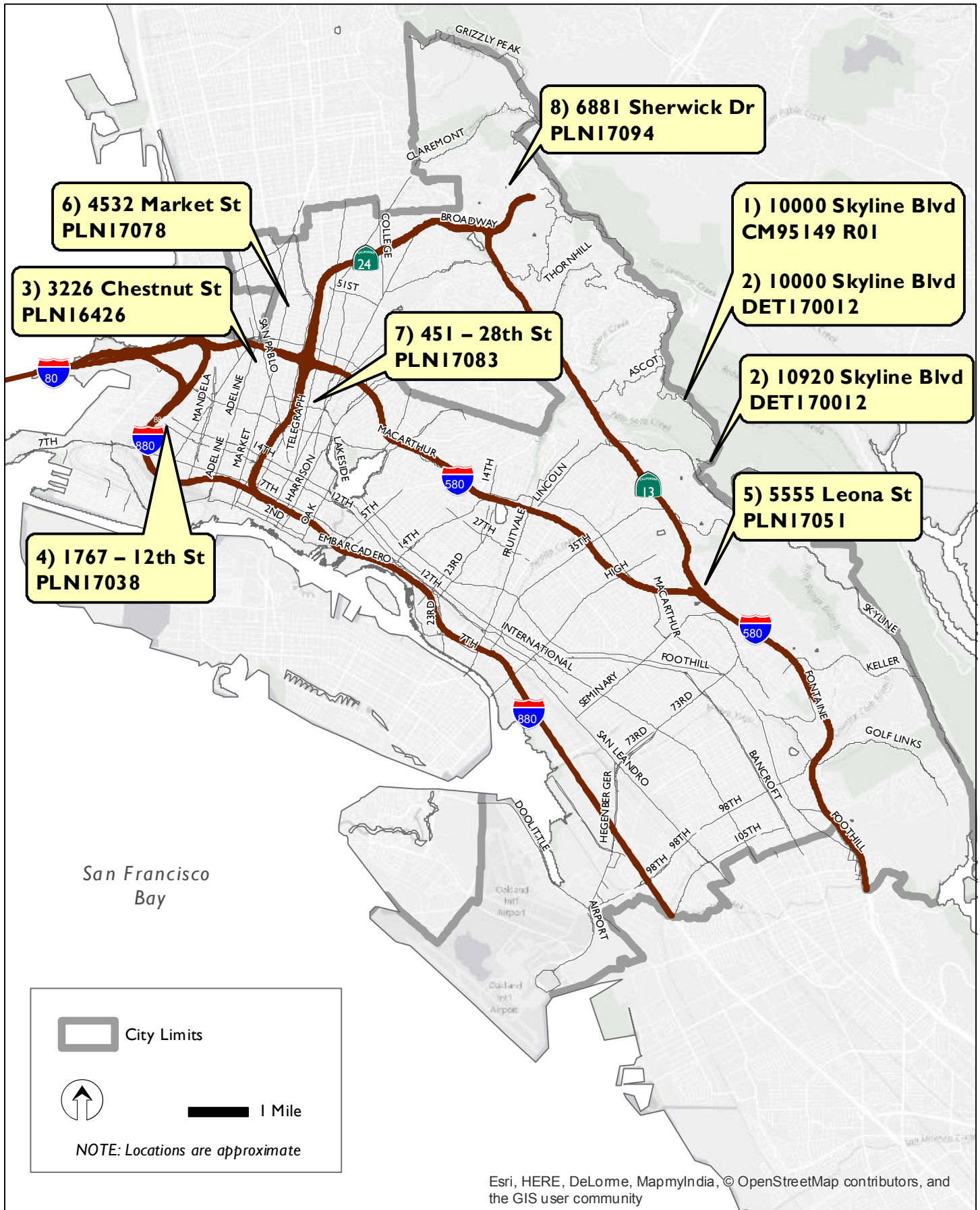
3. **Location:** 3226 CHESTNUT STREET, OAKLAND, CA 94608 (APN: 005 047102501)
 Proposal: To construct a 1,968 square foot two-story single-family residence on a vacant lot.
Applicant / Phone Number: Justin Dawson / (510) 821-2319
 Owners: Dawson Justin & Norma
 Case File Number: PLN16426
Planning Permits 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: Non-Historic Property
 City Council District: 3
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Danny Thai** at (510) 238-3584 or by email: dthai@oaklandnet.com

4. **Location:** 1767 – 12TH STREET, OAKLAND, CA 94607 **(APN: 006 003100300)**
 Proposal: To convert a front detached accessory building to a regular residential unit on a parcel that contains a three-story two-unit building for a total of three (3) dwelling units on a single parcel.
Applicant / Phone Number: Ann Maria Celona / (510) 420-1128
 Owner: Gillman Steve Tr
 Case File Number: PLN17038
Planning Permits Required: Regular Design Review to create a new additional residential unit.
 General Plan: Mixed Housing Type Residential; Housing and Business Mix
 Zoning: RM-2; HBX-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: 3
 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

7. **Location:** 451 – 28TH STREET, OAKLAND, CA 94609 (APN: 009 068403001)
Proposal: To demolish an existing one-story commercial building and construct a six-story, 40 unit mixed-use building.
Applicant / Phone Number: Geoffrey Gibson / (415) 318-8634
Owners: King Robert J & Bernita M
Case File Number: PLN17083
Planning Permits Required: Regular Design 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: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at (510) 238-6342 or by email: mbrenyah@oaklandnet.com

8. **Location:** 6881 SHERWICK DRIVE, OAKLAND, CA 94705 (APN: 048H761901300)
Proposal: To construct a 2,666 square foot two-story single-family residence on a corner parcel at the intersection of Bristol Drive.
Applicant / Phone Number: Zi Guan / (510) 417-5001
Owners: Hudson Mary K & Lotko William
Case File Number: PLN17094
Planning Permits Required: Regular Design Review for new construction; and Minor Variance to allow an encroachment into the side yard setback where 8 feet is required and 5 feet is proposed due to an irregular-shaped parcel (Triangular/Peninsula Shape).
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

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Applications on File for the Week of May 5, 2017