

APPLICATIONS ON FILE
May 26, 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:

June 12, 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:** 1650 MOUNTAIN BOULEVARD, OAKLAND, CA 94611
 APN: 048F739901400
 Proposal: To conduct a child care center/pre-school activity for 49 children within an existing non-residential facility. The project includes seven (7) full-time employees, eight (8) off-street parking spaces and on-site drop off and queuing will be provided within the property.
Applicant / Phone Number: Darryl Quinn / (510) 282-5095
 Owner: Price Barbara
 Case File Number: PLN16255
Planning Permits Required: Minor Conditional Use Permit for a community education civic activity in the RH-4.
 General Plan: Hillside Residential
 Zoning: RH-4
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: 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

2. **Location:** 848 - 32ND STREET, OAKLAND, CA 94608 **(APN: 009 071901200)**
 Proposal: To construct a three-story single-family residence with an attached secondary unit on a vacant lot.
 NOTE: This proposal is a renotification that was previously noticed and a minor variance permit is required for this application (see below).
Applicant / Phone Number: Francesca Boyd / 510) 301-9630
 Owner: Nijjar Mikial
 Case File Number: PLN17012
Planning Permits Required: Regular Design Review for new construction; and
 Minor Variance to allow for a building section of a 30' wall height where 25' wall height is the maximum allowed.
 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: OCHS, ASI (Area of Secondary Importance)
 City Council District: 3
 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

3. **Location:** 3069 MONTEREY BOULEVARD, OAKLAND, CA 94602
APN: 029 106100707
Proposal: To construct a single-family dwelling with an attached secondary unit.
Applicant / Phone Number: John Newton / (510) 526-7370
Owners: Tan Emily & Ogden Rulon C & Eloise Trs Etal
Case File Number: PLN17047
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

4. **Location:** 1233 – 1245 23RD AVENUE, OAKLAND, CA 94606 and
 2285 INTERNATIONAL BOULEVARD, OAKLAND, CA 94606
APN: 020 010600704
Proposal: To demolish an existing structure and construct 37 affordable housing units
 involving a 35% density bonus and requesting waivers for height, maximum
 number of stories, useable open space, rear setback, reduction of number of
 parking spaces, and to provide only compact parking spaces.
Applicant / Phone Number: Satellite Affordable Housing Associates – Adam Kuperman (510) 809-2733
Owner: Satellite Affordable Housing Associates
Case File Number: PLN17061
Planning Permits Required: Regular Design Review for demolition and new construction of a new housing
 development;
 Minor Conditional Use Permits to allow ground-floor residential units in the
 CN-3 Zone; and to allow shared vehicular access and shared parking with
 an adjacent lot under same ownership; and
 Parcel Map Waiver Map to adjust lot lines between three lots to result in
 two lots.
General Plan: Neighborhood Center Mixed Use
Zoning: CN-3
Environmental Determination: 15332-In Fill Development; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: ASI: 23rd Avenue Commercial
City Council District: 2
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

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5. **Location:** 6881 SHERWICK DRIVE, OAKLAND, CA 94705 (APN: 048H761901300)
Proposal: To construct a two-story 2,666 square feet single family dwelling on a 5,369 square feet vacant lot.

NOTE: This application proposal is a renotification that was previously noticed with a minor variance for a side yard reduction. The proposed building has a foot print that is less than a 20% slope, and therefore the minimum 5 feet side yard setback required for the building meets regulations.

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.

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

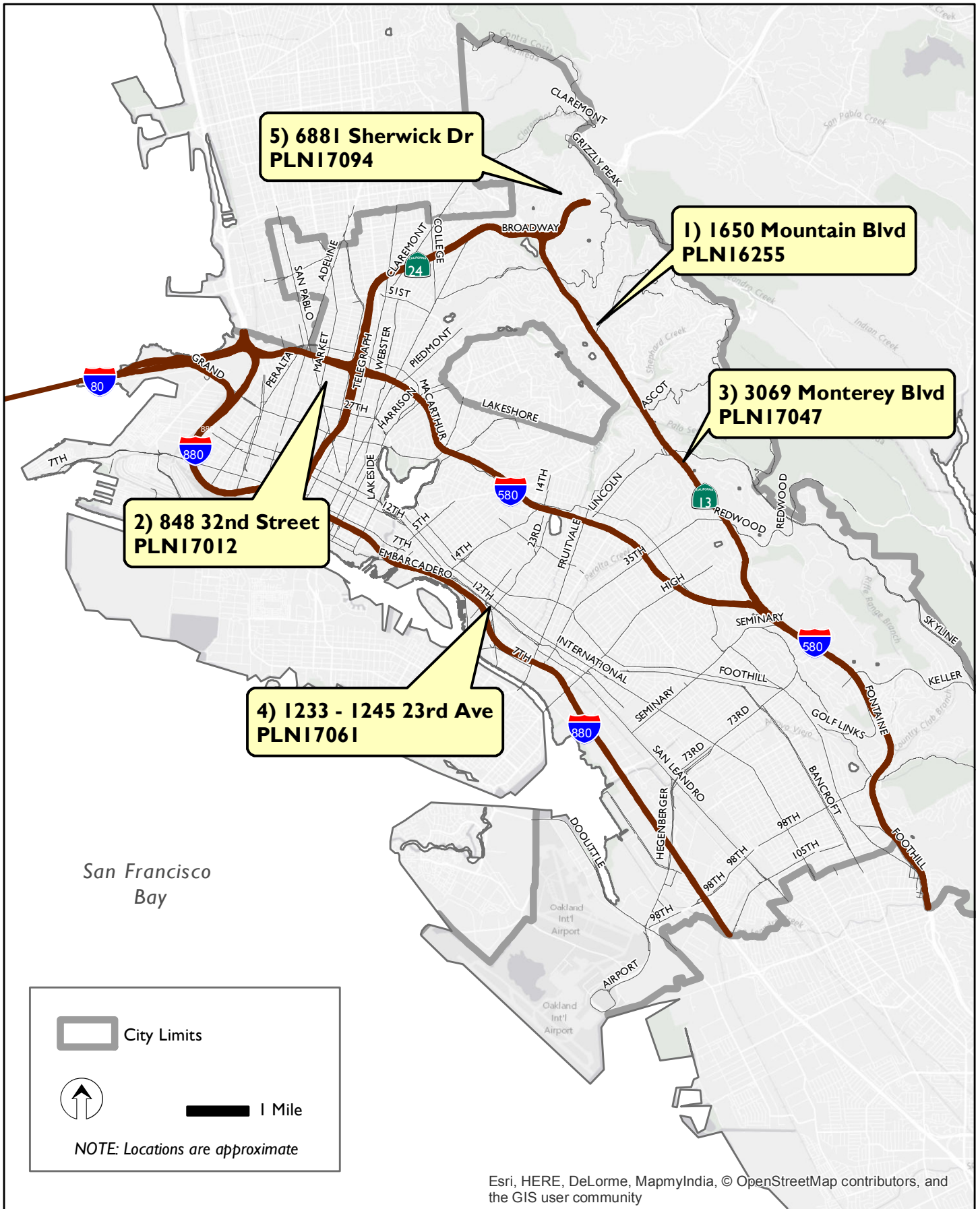
City Council District: 1

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

= END =



Planning & Building Department



Applications on File for the Week of May 26, 2017