

APPLICATIONS ON FILE
September 1, 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:

September 18, 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:** 3431 FOOTHILL BOULEVARD, OAKLAND, CA 94601
 APN: 033 212701501
Proposal: Revise approval of senior facility expansion with reduced scope as initial phase: 6,147 square feet, two-story rear addition not visible from frontage and other minor facility and site renovations including to room layout, lobby and parking.
Applicant / Phone Number: Douglas Pancake Architects / (949) 720-3850
 Owner: Mercy Retirement & Care Center
 Case File Number: PLN14080-R01
Planning Permits Required: Revision to amend Major Conditional Use Permit and Regular Design Review under Planning Case number PLN14080 approved on 01/21/15.
 General Plan: Institutional (frontage); Mixed Housing Type Residential (rear)
 Zoning: CN-3 commercial (frontage); RM-3 residential (rear)
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: 5
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Aubrey Rose** at (510) 238-2071 or by email:
 arose@oaklandnet.com

2. **Location:** 250 14TH STREET, OAKLAND, CA 94612 **(APN: 008 062601700),**
 1429 ALICE STREET, OAKLAND, CA 94612 **(APN: 008 062601800)**
Proposal: Revision to development project previously approved under Planning Case number PLN15-306 to reduce the size of the development to six stories with 79 dwelling units over ground floor retail.
Applicant / Phone Number: Maria Poncel / (415) 828-7061
 Owner: Golden Stone Investment Corp.
 Case File Number: PLN15306-R01
Planning Permits Required: Regular Design Review for new construction; and
 Minor Conditional Use Permit to allow an 85 feet base height in the D-LM zone.
 General Plan: Central Business District
 Zoning: D-LM-2; and CBD-C
Environmental Determination: A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions:
 15183 - Projects consistent with a community plan, general plan, or zoning;
 15183.3 – Streamlining for in-fill projects; and/or
 15164 – Addendum to the 2014 certified Lake Merritt Station Area Plan EIR;
 Each of which provides a separate and independent basis for CEQA compliance.
 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 **Peterson Vollmann** at (510) 238-6167 or by email:
 pvollmann@oaklandnet.com

3. **Location:** 6058 COLLEGE AVENUE, OAKLAND, CA 94618; and
 6215, 6221 and 6229 FLORIO STREET, OAKLAND, CA 94618
APN: 014 126700100
Proposal: To subdivide one parcel into four new parcels containing an existing one commercial building with a rear parking lot, and three detached single-family dwellings (fronting on Florio Street).
Applicant / Phone Number: Alexandra Kay / (510) 529-5435
Owner: Olund Larry W & Bergquist Mary A Tr
Case File Number: PLN17071
Planning Permits Required: Tentative Parcel Map Subdivision to subdivide one parcel into four new parcels (TPM10503); and
 Minor Conditional Use Permit for subdivision between existing buildings.
General Plan: Neighborhood Center Mixed Use; Mixed Housing Type Residential
Zoning: CN-1; RM-1
Environmental Determination: 15315-Minor Land Divisions; 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 **Danny Thai** at (510) 238-3584 or by email: dthai@oaklandnet.com

4. **Location:** 4930 CORONADO AVENUE, OAKLAND, CA 94618 (APN: 013 113701700)
Proposal: To construct a building addition of 826 square feet to a single-family residence.
Applicant / Phone Number: Cindy Sterry / (510) 835-5425
Owners: Jameson Anneliese J & Guy A
Case File Number: PLN17110
Planning Permits Required: Regular Design Review for building alterations; and
 Minor Variance for not meeting the one-story height neighborhood context, slightly within the 12 feet from the front setback.
General Plan: Mixed Housing Type Residential
Zoning: RM-1
Environmental Determination: 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 **Danny Thai** at (510) 238-3584 or by email: dthai@oaklandnet.com

5. **Location:** 3117 SAN PABLO AVENUE, OAKLAND, CA 94608 (APN: 005 046700203)
Proposal: To subdivide a 26,440 square feet parcel into two new parcels. Parcel #1 (surface parking) would be 7,139 square feet, and Parcel #2 (church) would be 19,301 square feet. The surface parking lot would be shared by the church and the property, located at 3103 Myrtle Street.
Applicant / Phone Number: Tony Valadez / (510) 269-1102
Owner: Saint Matthew Missionary Baptist Church of Oakland
Case File Number: PLN17233
Planning Permits Required: Minor Conditional Use Permit to allow surface parking on another lot that is both located within six hundred (600) feet and does not contain an enclosed principal facility containing a principal activity; and Tentative Parcel Map Subdivision for a two-lot subdivision. TPM10667.
General Plan: Community Commercial
Zoning: CC-2
Environmental Determination: 15315-Minor Land Divisions; 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 **Gregory Qwan** at (510) 238-2958 or by email: gqwan@oaklandnet.com

6. **Location:** 4470 MOUNTAIN VIEW AVENUE, OAKLAND, CA 94605
APN: 037 260509700
Proposal: To construct a 3,946 square feet second-floor addition to an existing single-family home, totaling to a 6,990 square feet residential building.
Applicant / Phone Number: Jintang Zhang / (510) 759-4149
Owner: Chao Jeanny Z Tr
Case File Number: PLN17262
Planning Permits Required: Regular Design Review for building additions over 1,000 square feet.
General Plan: Hillside Residential
Zoning: RH-4/S-9
Environmental Determination: 15183-Projects Consistent with a Community 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

7. **Location:** 0 ALVARADO ROAD OAKLAND, CA 94603 (APN: 048H765402100)
(the subject property is adjacent to the neighboring residence, located at 1055 Alvarado Road)

Proposal: To construct a 2,949 square feet single-family dwelling with an attached 430 square feet garage on a steep 50% downslope vacant parcel.

Applicant / Phone Number: John Newton / (510) 526-7370

Owner: Abolhodol Hossein

Case File Number: PLN17285

Planning Permits Required: Regular Design Review for new construction; and Minor Conditional Use Permit to allow portion of building wall to exceed the allowed 34 height to 37-4".

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

8. **Location:** 33 BAY FOREST COURT, OAKLAND, CA 94611 (APN: 048H790102000)

Proposal: To construct a 2,224 square feet single-family dwelling with an attached 393 square feet two-car garage on a steep 58% downslope vacant parcel.

Applicant / Phone Number: John Newton / (510) 526-7370

Owners: Leongardeazabal Armando & Gloria

Case File Number: PLN17299

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

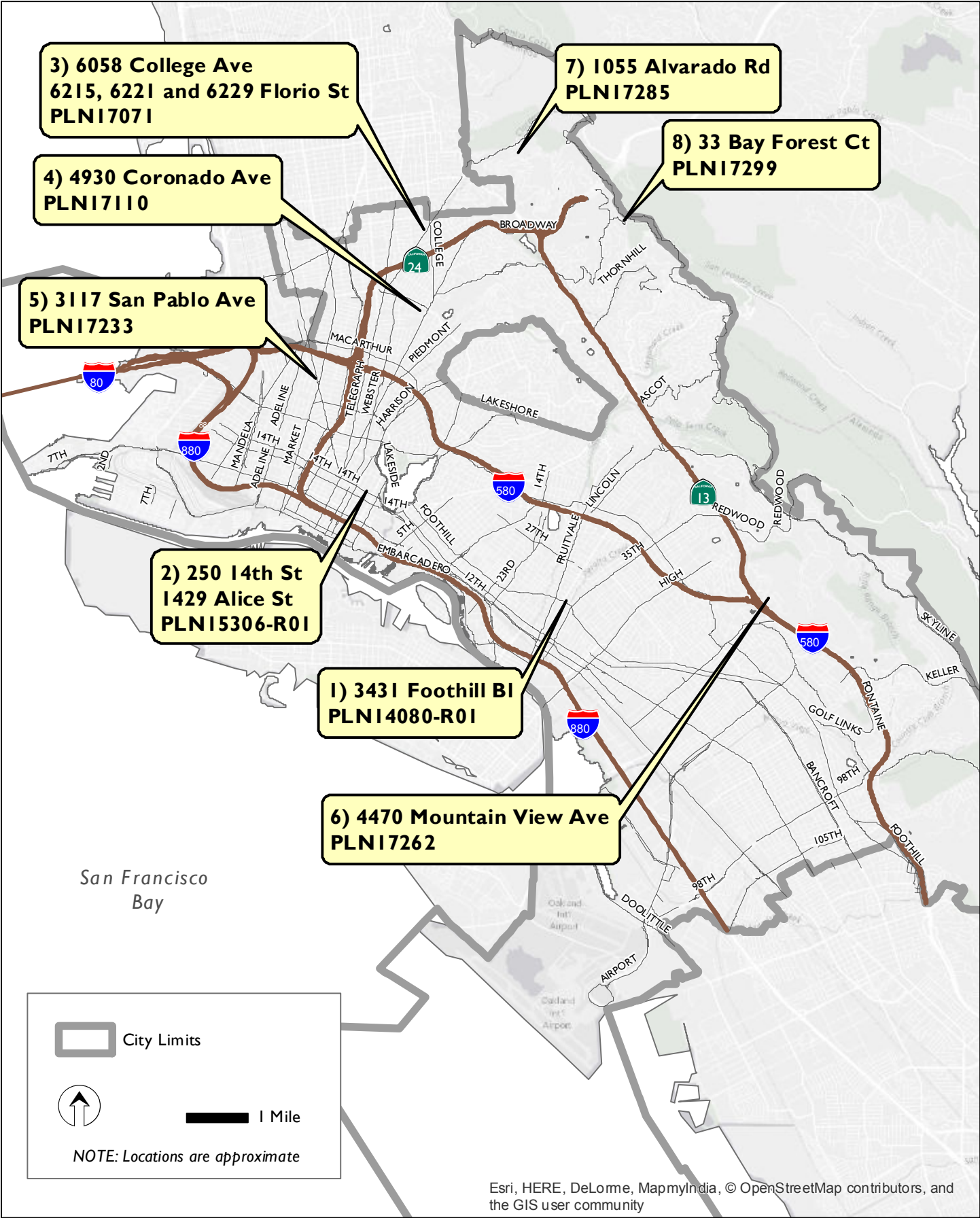
Historic Status: Non-Historic Property

City Council District: 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



Applications on File for the Week of September 1, 2017