

APPLICATIONS ON FILE
November 3, 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:

November 20, 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 STONERIDGE COURT, OAKLAND, CA 94605 APN: 037A315708600**
(subject vacant property is adjacent to the neighboring residence located at 4980 Stoneridge Court)

Proposal: To construct a detached 5,802 square foot single-family residence with a second kitchen on a 40% downslope vacant parcel, located at the end of the cul-de-sac. The project also includes a Tree Permit (T1700092) for the removal of eight trees including Redwood and Oak specimens.

Applicant & Owner/ Phone Number: Fernando Genera / (510) 576-6666

Case File Number: **PLN17265**

Planning Permits Required: Minor Conditional Use Permits for a Second Kitchen within the existing single-family residence, and for a rear building wall height of 34.5 height where 32 feet in height is the maximum allowed in the RH-1 zone; and Regular Design Review for new construction.

General Plan: Hillside Residential

Zoning: RH-1

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 **Caesar Quitevis** at **(510) 238-6343** or by email: clquitevis@oaklandnet.com

2. **Location:** **6249 BUENA VISTA AVENUE, OAKLAND, CA 94618**
APN: 048A710402001

Proposal: To construct a two-car garage for the existing single-family residence. The project also includes a Tree Permit (T1700109) to protect one 10" dbh Loquat tree, located within 10' of construction.

Applicant / Phone Number: Heather Sanders-Jacob / (510) 595-3836

Owners: Beane Jeffrey A & Wingate David B

Case File Number: **PLN17326**

Planning Permits Required: Regular Design Review for the construction of an accessory building; and Minor Variances for a building partly located within the front yard setback where 11'-2" is required and 8'-2" is proposed, and for a building wall height where 9' is the maximum permitted and 13' is proposed.

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: 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 **Brittany Lenoir** at **(510) 238-4977** or by email: blenoir@oaklandnet.com

=====

3. **Location:** 5270 COLLEGE AVENUE, OAKLAND, CA 94618 APN: 014 124803400
Proposal: To subdivide one commercial space (existing condominium unit) into two (2) commercial condominiums. The subject property/building has a total of nine (9) existing residential condominiums above and one (1) existing commercial condominium.

Applicant / Phone Number: Patrick Ellwood for Moyer Trust / (510) 238-9111
Owner: California College of Arts & Crafts

Case File Number: PLN17375

Planning Permits Required: Tentative Parcel Map Subdivision to convert one existing commercial condominium into two commercial condominiums on the ground-floor where nine existing residential condominiums exist. (TPM10713)

General Plan: Neighborhood Center Mixed Use
Zoning: CN-1

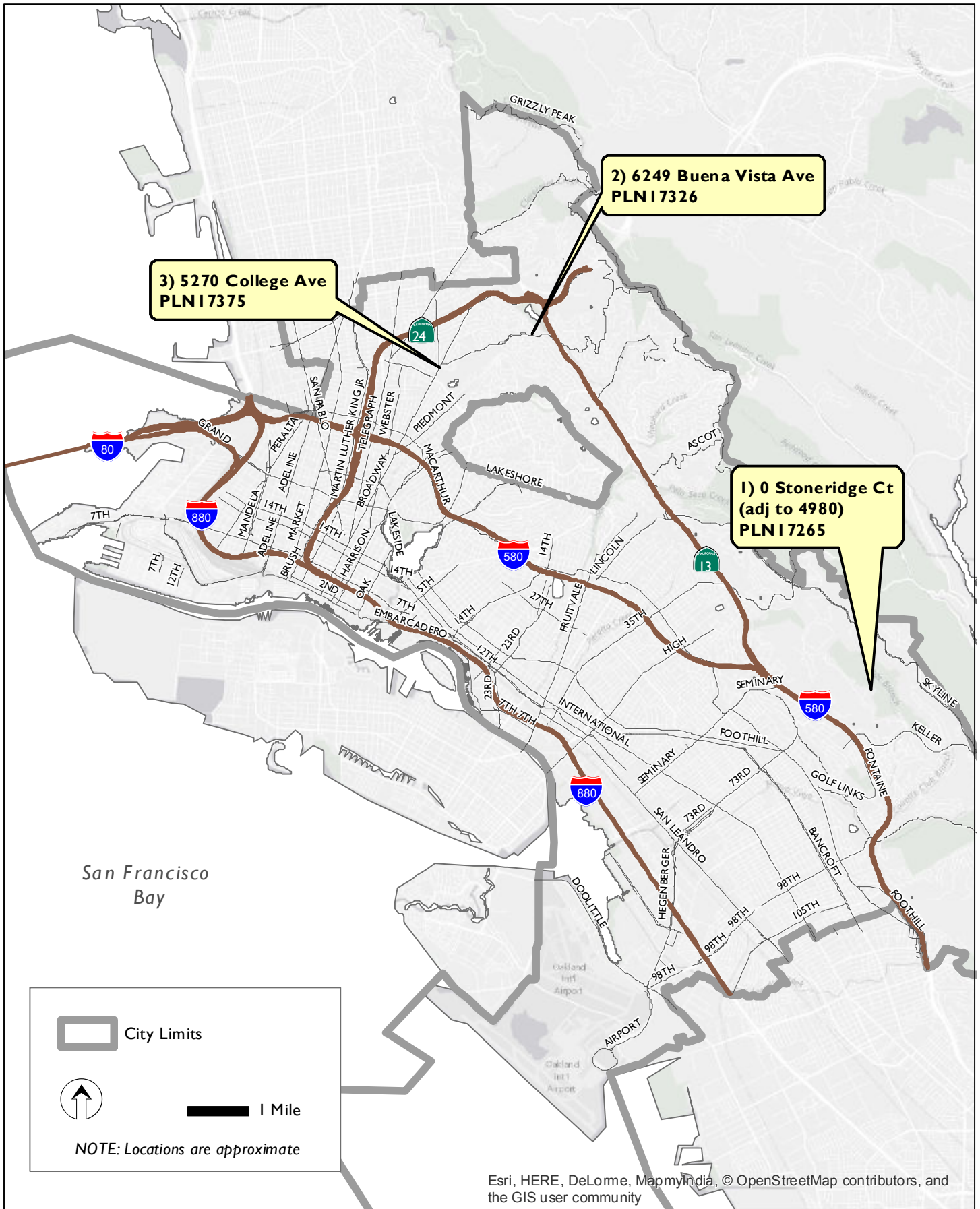
Environmental Determination: 15315-Minor Land Divisions; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning

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

=====

=END=



San Francisco Bay

 City Limits



 1 Mile

NOTE: Locations are approximate

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Planning & Building Department



Applications on File for the Week of November 3, 2017