

APPLICATIONS ON FILE
January 19, 2018

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:

February 05, 2018

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:** 4520 ST. ANDREWS ROAD, OAKLAND, CA 94605
APN: 048 686001600
Proposal: Second Revision to previously approved Planning Permit (PLN16258) for a new single-family dwelling. The proposal is now to move the 2,545 square foot residence forward and within the property.
Applicant / Phone Number: Timothy Sloat / (510) 543-6295
Owners: Horton Wayne & Ellen
Case File Number: PLN16258-R02
Planning Permits Required: Regular Design Review for new construction; and Minor Variances for a for a 9" side yard setback where 6' are required for approximately 62.5 square feet of floor area.
General Plan: Hillside Residential
Zoning: RH-3
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: 7
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:** 1937, 1939, 1941 and 1943 - 5TH AVENUE, OAKLAND, CA 94606
APNs: 021 027702900, 021 027703000, 021 027703100, 021 027703200 and 021 027703300
Proposal: To construct a fifth residential unit within the existing building footprint of a four residential unit condominium building.
Applicant / Phone Number: Cabral Bonner / (510) 279-0877
Owners: Cleavon Smith, Tamara Dukes, Sarah Gailey, Daniel Levy
Case File Number: PLN17058
Planning Permits Required: Regular Design Review for construction of an additional new residential unit; and Tentative Parcel Map Subdivision for a new residential condominium (TPM10604).
General Plan: Urban Residential
Zoning: RU-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: 2
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

3. **Location:** 963 GROSVENOR PLACE, OAKLAND, CA 94610 **APN:** 011 088900902
Proposal: To alter and add additional building floor area to an existing single-family residence. **Note:** This proposal is a revision of a previously publicly noticed project made on September 11, 2017.
Applicant / Phone Number: Jack Backus / (510) 393-9699
Owners: Kenneally Karen R & Ewoldsen Ross E
Case File Number: PLN17198
Planning Permits Required: Regular Design Review for residential additions over 1,000 square feet.
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 Rating: D2+
City Council District: 2
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:** 1581- 78TH AVENUE, OAKLAND, CA 94621 **APN:** 040 335502200
Proposal: To subdivide a single lot into two new lots between existing residential buildings. One building is an existing triplex, located at 1581 78th Avenue & 7735-7737 Holly Street. The second existing building is a single-family residence, located at 7725 Holly Street.
Applicant / Phone Number: Terrence Williams / (203) 887-3434
Owner: Williams Terrence P
Case File Number: PLN17295
Planning Permits Required: Minor Conditional Use Permit for a lot split between two existing buildings with waiver of standards and shared parking spaces; and
 Tentative Parcel Map Subdivision to subdivide 1 lot into 2 lots (TPM10396)
General Plan: Detached Unit Residential
Zoning: RD-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: 6
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

5. **Location:** 477 DOUGLAS AVENUE, OAKLAND, CA 94603 **APN:** 045 536201002
Proposal: To construct a 2,252 square foot, two-story single-family dwelling with an attached secondary dwelling unit on a single parcel.
Applicant / Phone Number: Gary Meyer / (415) 860-6223
Owners: Jimenez Vicente & Rodriguez Cecilio
Case File Number: PLN17297
Planning Permits Required: Regular Design Review for new construction.
General Plan: Detached Unit Residential
Zoning: RD-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: 7
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

6. **Location:** 1415 BARROWS ROAD, OAKLANDS, CA 94610 **APN:** 024 056507800
Proposal: To construct a 689 square feet upper story addition to an existing 1,361 square feet single-family dwelling on a small upslope parcel with over 20% grade.
Applicant / Phone Number: Jack Backus / (510) 393-9699
Owners: Bischof Melissa A & Stewart Scott
Case File Number: PLN17342
Planning Permits Required: Regular Design Review for additions to a single-family residence; and Minor Variances for 1) To continue a legal non-conforming side yard setback of 3'-9" where 4' is required, and 2) To exceed the maximum Floor Area Ratio (0.60 proposed, 0.55 allowed) where a minimum floor area of 2,000 square feet is allowed regardless of FAR (2,050 square feet is proposed).
General Plan: Detached Unit Residential
Zoning: RD-1
Environmental Determination: 15301-Existing Facilities
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
City Council District: 2
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:** 0 CLIFFLAND AVENUE, OAKLAND, CA 94603 APN: 048 624203501
(subject proposal is located adjacent to the neighboring property at 10946 Cliffland Avenue)

Proposal: To construct a two-story residential building on a vacant site.

Applicant / Phone Number: Connect-Homes Sandy Cole / (410) 733-4628

Owner: Braga James

Case File Number: PLN17457

Planning Permits Required: Regular Design Review for new construction.

General Plan: Hillside Residential

Zoning: RH-3/S-9

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: 7

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

8. **Locations:** 0 East 15TH STREET, OAKLAND, CA 94621 (vacant site)
 5801 and 5809 East 16TH STREET, OAKLAND, CA 94621
 5800 INTERNATIONAL BOULEVARD, OAKLAND, CA, 94621
 1419 and 1423 SEMINARY AVENUE, OAKLAND, CA 94621

APNs: 038 323400701, 038 323400800, 038 323400900, 038 323401001, 038 323401202, 038 323501100, 038 323501200, 038 323502000

Proposal: To merge eight (8) existing lots into a single lot (102,867 square-feet), TPM10756

Applicant / Phone Number: City of Oakland, a Municipal Corporation / (510) 238-3682

Owner: City of Oakland

Case File Number: PLN17477

Planning Permits Required: Tentative Parcel Map Subdivision for lot merge (TPM10756).

General Plan: Mixed Housing Type Residential

Zoning: OS (NP)

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

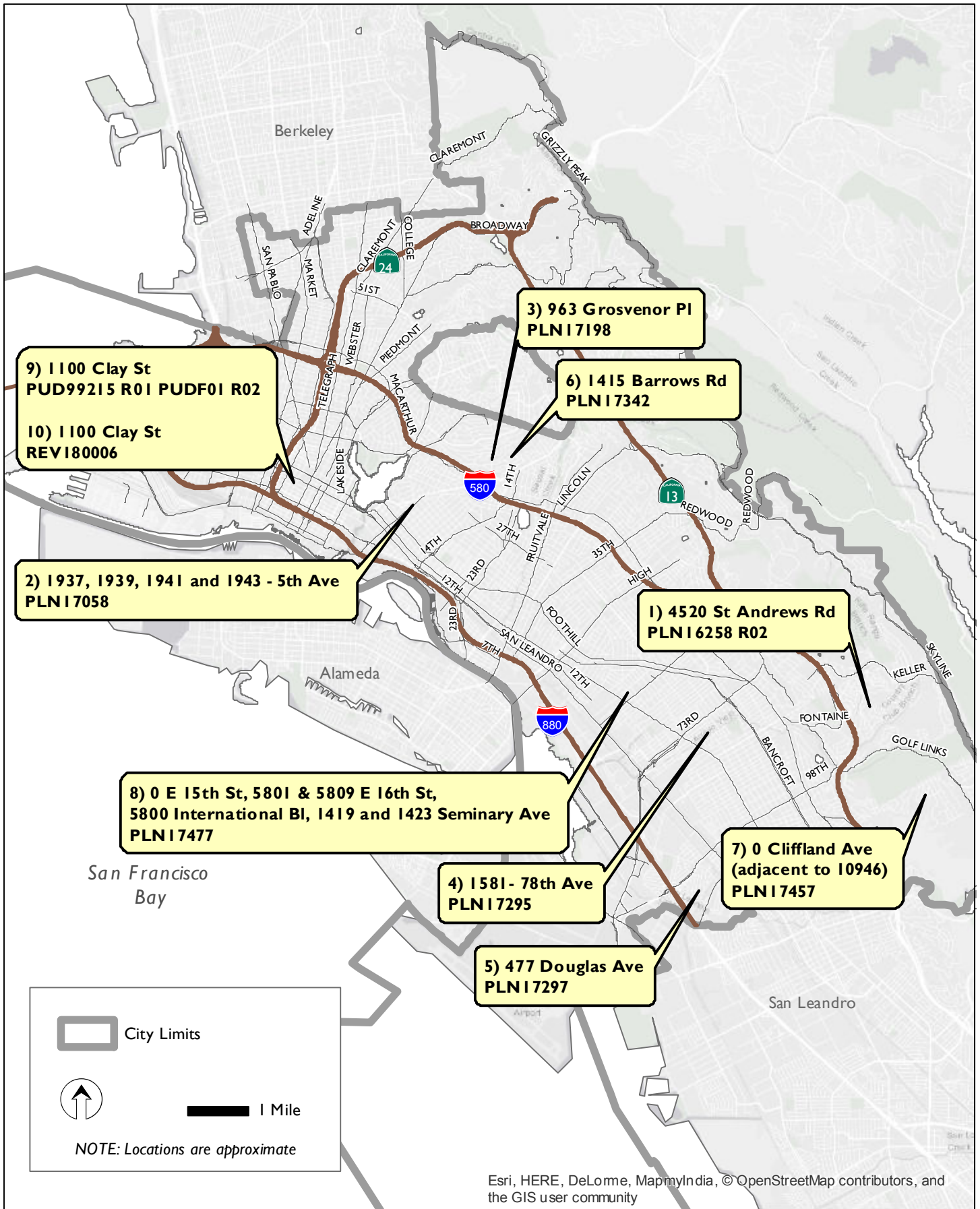
Historic Status: Non-Historic Property

City Council District: 6

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



Applications on File for the Week of January 19, 2018