

**APPLICATIONS ON FILE**  
**February 23, 2018**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2nd Floor**  
**Oakland, California 94612**

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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:**

**March 12, 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.



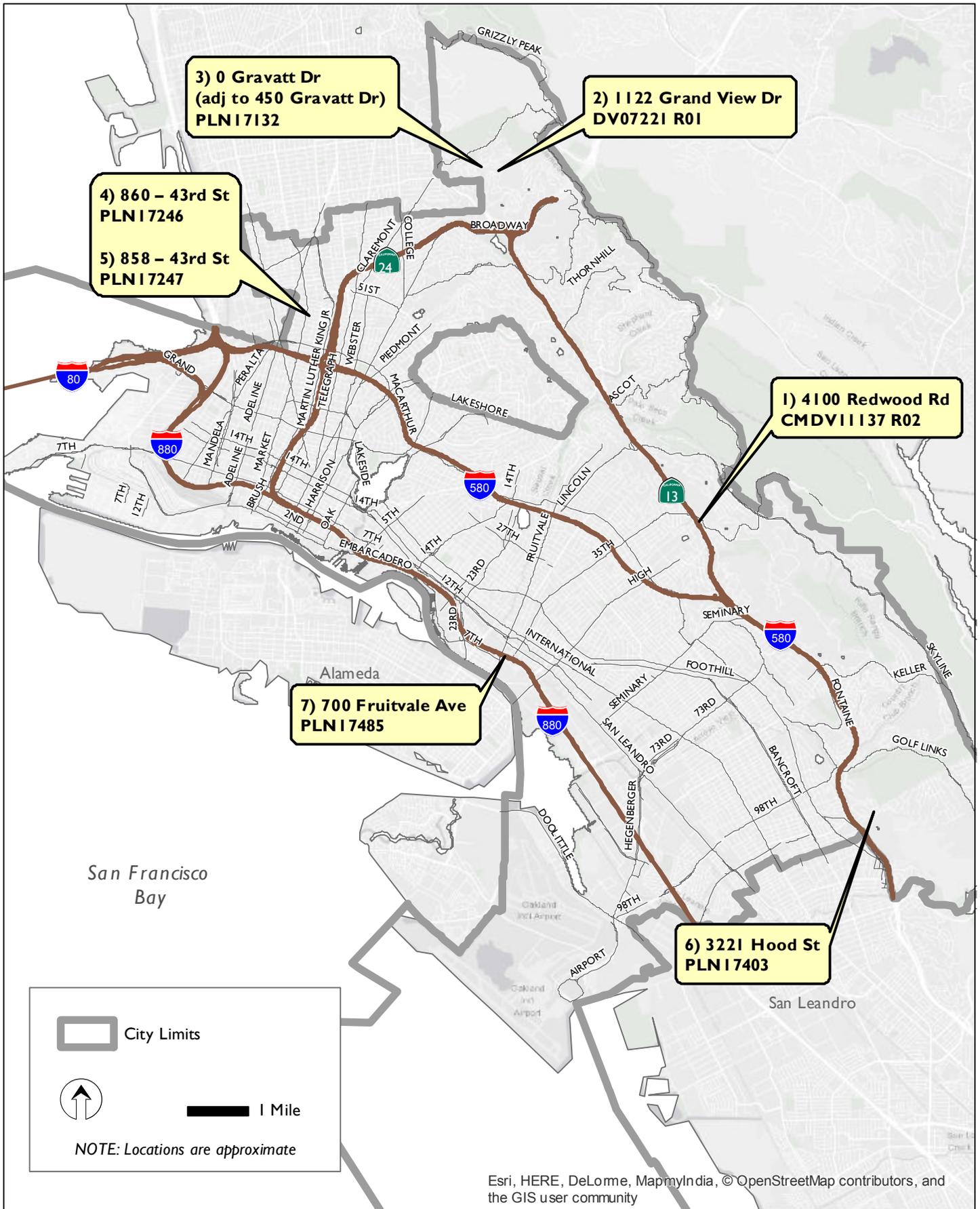
3. **Location:** 0 GRAVATT DRIVE, OAKLAND, CA 94603 **APN:** 048H760604708  
*(the subject property is located adjacent to the neighboring residence at 450 Gravatt Drive)*  
**Proposal:** To construct a three-story 3,881 sq/ft single family home with 223 sq/ft two-car garage on a vacant down-sloped parcel.  
**Applicant / Phone Number:** John Newton / (510) 526-7370  
**Owner:** Silveira J W & Barbara O Trs  
**Case File Number:** PLN17132  
**Planning Permits Required:** Regular Design Review for new construction; and Minor Variances for 1) reduce right side yard setback where 20 feet required and 7 foot is proposed; and 2) exceed allowed 38 feet building height to 45.5 feet on a downslope parcel.  
**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](mailto:jmadani@oaklandnet.com)

4. **Location:** 860 – 43<sup>RD</sup> STREET, OAKLAND, CA 94608 **APN:** 013 108901300  
**Proposal:** To construct 1,138 sq/ft two-story addition and alteration to an existing single family dwelling (608 sq/ft) and create a 749 sq/ft of secondary unit with one-car garage.  
**Applicant / Phone Number:** Aster Mehari / 5109284353  
**Owner:** Mehari Aster Tr  
**Case File Number:** PLN17246  
**Planning Permits Required:** Regular Design Review to construct two-story addition and alterations to an existing single family dwelling and create a secondary unit; Minor Variance to allow second floor 14' -01" setback from front property line where 22'-01" is required in an area of one story context; Minor Conditional Use Permit for a subdivision between two existing principal detached structures on a lot; and Tentative Parcel Map Subdivision to subdivide one lot into two lots. TPM 10570.  
**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:** 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](mailto:jmadani@oaklandnet.com)

5. **Location:** 858 – 43<sup>RD</sup> STREET, OAKLAND, CA 94608 **APN:013 108901300**  
**Proposal:** To construct a 1,297 sq/ft two-story addition and alterations to an existing single family dwelling (608 sq/ft) and create a 749 sq/ft secondary unit with one car garage.  
**Applicant / Phone Number:** Aster Mehari / 5109284353  
**Owner:** Mehari Aster Tr  
**Case File Number:** PLN17247  
**Planning Permits Required:** Regular Design Review to construct two-story addition and alterations to an existing single family dwelling with a new secondary residential unit; Minor Variance to allow second floor addition to be located 10' 1" from front property line where 22'-1" is required within one-story neighborhood context; and Minor Variance to allow second floor 14' -01" setback from front property line where 22'-01" is required in an area of one story context.  
**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:** Non-Historic Property  
**City Council District:** undefined  
**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](mailto:jmadani@oaklandnet.com)

6. **Location:** 3221 HOOD STREET, OAKLAND, CA 94605 **APN: 048 566601301**  
**Proposal:** To rebuild a 3,303 square foot two-story single-family dwelling that was burned down in a fire (1,286 square feet existing and 2,017 square feet new).  
**Applicant / Phone Number:** Sorika Sao / (510) 846-2101  
**Owner:** Sorika Sao And Hong Meng Sao  
**Case File Number:** PLN17403  
**Planning Permits Required:** Regular Design Review for reconstruction of a new building destroyed by a fire.  
**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 **Michael Bradley** at **(510) 238-6935** or by email: [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)





Planning & Building Department



## Applications on File for the Week of February 23, 2018