

APPLICATIONS ON FILE
April 6, 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:

April 23, 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:** **0 REVERE AVENUE, OAKLAND, CA 94603** **APN: 048 614007300**
(the subject property is across from the neighboring residence, located at 3378 Revere Ave)

Proposal: To construct a 3,024 square foot single-family dwelling on a vacant upslope lot. NOTE: *This is a third public notice for this proposed project. It was previously noticed on July 29 and September 30, 2016.*

Applicant / Phone Number: Anthony Pham / (510)520-2609

Owner: First Regional Bank Custodian & Gross Barry R TR

Case File Number: **PLN16147**

Planning Permits Required: Regular Design Review for new construction; and Minor Conditional Use Permit to have a maximum wall height of 35 feet on an upslope lot.

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

2. **Location:** **0 REVERE AVENUE, OAKLAND, CA 94603** **APN: 048 614007400**
(the subject property is across from the neighboring residence, located at 3366 Revere Ave)

Proposal: To construct a 3,024 square foot single-family dwelling on a vacant upslope lot. NOTE: *This is a third public notice for this proposed project. It was previously noticed on July 29 and September 30, 2016.*

Applicant / Phone Number: Anthony Pham / (510) 520-2609

Owner: Gross Mortgage Corporation

Case File Number: **PLN16148**

Planning Permits Required: Regular Design Review for new construction; and Minor Conditional Use Permit to have a maximum wall height of 35 feet on an upslope lot.

General Plan: Detached Unit Residential

Zoning: RD-1

Environmental Determination: 15303-New Construction or Conversion of Small Structures 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

3. **Location:** 50 ELROD AVENUE, OAKLAND, CA 94618 **APN:** 048B713402200
Proposal: To construct an addition of 387 square feet with a proposed building wall height of 38 feet where 34 feet is the maximum allowed for an existing residence, located on a 51% downslope lot. The proposal also includes a rear new deck.

Applicant / Phone Number: Stacy Eisenmann / (510) 558-8442
Owners: Shah Shilpa & Swapnil
Case File Number: PLN17418

Planning Permits Required: Regular Design Review for building additions and alterations to a residence; and Minor Conditional Use Permit for a building wall height of 38 feet where 34 feet is the maximum allowed in the RD-1 Zone.

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
Service Delivery District: 2
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:** 5327 DOVER STREET, OAKLAND, CA 94609 **APN:** 014 120700100
Proposal: To voluntarily demolish approximately less than 75% of the existing one-story detached single-family residence to allow for a 93% two-story addition of 780 square feet.

Applicant / Phone Number: Scott Galka / (510) 610-6602
Owners: Forder John & Jenna H
Case File Number: PLN17456

Planning Permits Required: Regular Design Review for building additions and alterations; and Minor Variance to continue a legal non-conforming side yard setback of (of a reversed corner lot) 3'-9" where 10' is required.

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

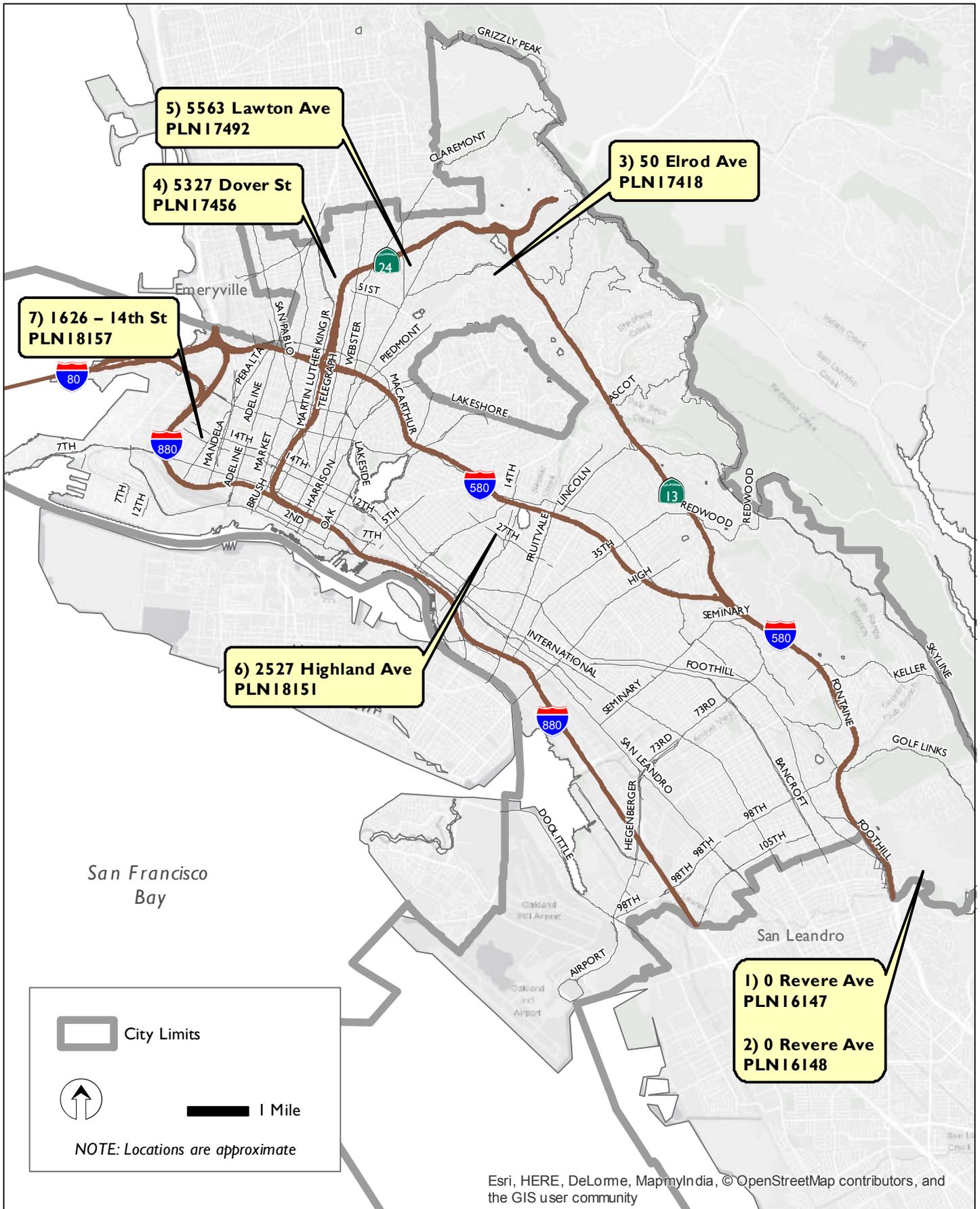
Historic Status: OCHS Rating: C2+
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Brittany Lenoir** at **(510) 238-4977** or by email:
BLenoir@oaklandnet.com

5. **Location:** 5563 LAWTON AVENUE, OAKLAND, CA 94618 **APN:** 048A705003900
Proposal: To construct a 1,224 square foot addition to the first and second-story of an existing single-family residence, located on a flat lot.
Applicant / Phone Number: Bethany Opalach, Boa / (510) 504-4311
Owner: Kim Grace J & Chow Steven S
Case File Number: PLN17492
Planning Permits Required: Regular Design Review for additions over 1,000 square feet in floor area; and Minor Variance to cover an existing porch located approximately 12.2' from the front property line in the 16' front yard setback context.
General Plan: Mixed Housing Type Residential
Zoning: RM-1
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: DC2+
City Council District: 1
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:** 2527 HIGHLAND AVENUE, OAKLAND, CA 94606 **APN:** 022 035000701
Proposal: To demolish existing shed and construct a 1,476 square feet two-story single family dwelling with a 800 square feet Secondary Unit, located on a 3,812 square feet parcel. There are two off-street parking spaces provided on site.
Applicant / Phone Number: Bill Wong (Architect) / (510) 717-2228
Owner: Highland & Oakland LLC
Case File Number: PLN18151
Planning Permits Required: Regular Design Review for new construction of a residence.
General Plan: Mixed Housing Type Residential
Zoning: RM-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: 2
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

7. **Location:** 1626 – 14TH STREET, OAKLAND, CA 94607 **APN:** 007 055301200
 Proposal: To construct a two-story duplex of 3,292 square feet with a sub-grade three-car garage, located on a 4,018 square feet vacant lot. (Note: This project replaces a previously approved Planning File PLN15-393, which expired prior to the the issuance of a building permit.)
Applicant / Phone Number: Maxwell Beaumont / (510) 652-4433
 Owner: Rouce Inman
 Case File Number: **PLN18157**
Planning Permits Required: Regular Design Review to construct a two-story duplex;
 Minor Conditional Use Permit to allow a building height of 34'-8" with a pitch roof.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15303-New Construction of Small Structures; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: DC2+
 City Council District: 3
 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 April 6, 2018