

**APPLICATIONS ON FILE
May 11, 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:

Tuesday, May 29, 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:** 6212 EAST 17TH STREET, OAKLAND, CA 94621
APN: 038 321600101
Proposal: Revision to an approved Planning permit (PLN14191) for Alternatives in Action High School to expand the school uses to a new separate site, located across the street at the rear of 6212 East 17th Street and along 62nd Avenue. The site will be developed with two additional portable classrooms and one portable for after school teen center. The project also includes 14 additional parking spaces and a new play area. Note: The school will keep the same student enrollment of 200 and maintain the same numbers of staff. The same operating hours will continue from 8:00 am to 6:00 pm.

Applicant / Phone Number: Tim Yep / (925) 785-3648
Owner: Roman Catholic Welfare Corporation of Oakland
Case File Number: PLN14191-R01
Planning Permits Required: Minor Conditional Use Permit for Community Educational Activity in RM-2.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15303-New 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 **Moe Hackett** at (510) 238-3973 or by email:
mhackett@oaklandnet.com

2. **Location:** 6281 ASPINWALL ROAD, OAKLAND, CA 94611 **APN:** 048F738103501
Proposal: To subdivide and existing 24,148 square-foot lot into two (2) new lots. Parcel A, will measure approximately 6,942 square feet, and Parcel B, will measure approximately 12,409 square feet.

Applicant / Phone Number: Miguel Madrid / (925) 381-8679
Owner: Demadrid Catherine F TR
Case File Number: PLN17264
Planning Permits Required: Tentative Parcel Map Subdivision (TPM10725) for subdivisions; and Minor Conditional Use Permit for shared access facility.
General Plan: Hillside Residential
Zoning: RH-4/S-9
Environmental Determination: 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
City Council District: 4
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

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3. **Location: 0 COURTLAND AVENUE, OAKLAND, CA 94608 APN: 032 204701900**
(the subject vacant property is located to the north (right side) of the neighboring property at 2183 Courtland Avenue)
- Proposal:** To construct a two-story 4-unit residential building on a vacant parcel and to the rear of the abutting property, located at 2152 High Street. Vehicular access will be from the abutting property, located at 2152 High Street to avoid construction over the creek facing Courtland Avenue.
- Applicant / Phone Number:** Jose Saucedo / (510) 809-5477
Owner: Cheng Winnie W
- Case File Number: PLN17330**
- Planning Permits Required:** Regular Design Review for new construction;
Minor Conditional Use Permit to construct a private access easement from the abutting residence at 2152 High Street to the rear of the subject property's proposed parking area;
Minor Variance for not meeting the required minimum group open space and vehicle parking maneuvering configuration; and
Creek Protection Permit, Category IV for construction within 20 feet from the top of the bank of the creek.
- General Plan:** Mixed Housing Type Residential
Zoning: RM-4
- 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:** 5
- Action to be Taken:** Pending
- Finality of Decision:** Appealable to Planning Commission
- For Further Information:** Contact case Planner **Moe Hackett** at **(510) 238-3973** or by email: mhackett@oaklandnet.com

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4. **Location: 3007 TELEGRAPH AVENUE, OAKLAND, CA 94609**
528 30TH STREET, OAKLAND, CA 94609

APNs: 009 070800400, 009 070800500, 009 070800600

Proposal: To construct an apartment facility with 45 units including 2 affordable units, and modify an existing commercial facility with an Oakland Cultural Heritage Survey Rating of B+3. The project includes 21 commercial parking spaces and 28 residential parking spaces to be provided in the new building and shared by tenants of both buildings. Shared open space will also be provided in both facilities. To minimize modification to the historic rated structure, the new development is consolidated in the proposed building. Modifications to the historic structure is limited to the removal of 554 square feet and addition of a 614 square feet of roof deck. The proposal requires a Parcel Map Waiver to merge 3 lots into one new lot.

Applicant / Phone Number: Carlos Plazola / (510) 207-7238

Owner: 3007 Telegraph LLC

Case File Number: PLN17348

Planning Permits Required: Regular Design Review for new construction and for building modifications to the historic building; and
Minor Variances for **a)** reduce the side yard setback from the required 4 feet to 0 feet; **b)** increase building story and height where four-story/50 feet is the maximum allowed and five story/60 feet is proposed; and **c)** reduce group open space from the required 5,447 square feet to the proposed 5,158 square feet

General Plan: Community Commercial

Zoning: CC-2/RU-2

Environmental Determination: 15183-Projects Consistent with a Community Plan, General Plan or Zoning; and 15331-Historical Resource Restoration-Rehabilitation

Historic Status: OCHS Rating: B+3

City Council District: 3

Action to be Taken: Pending

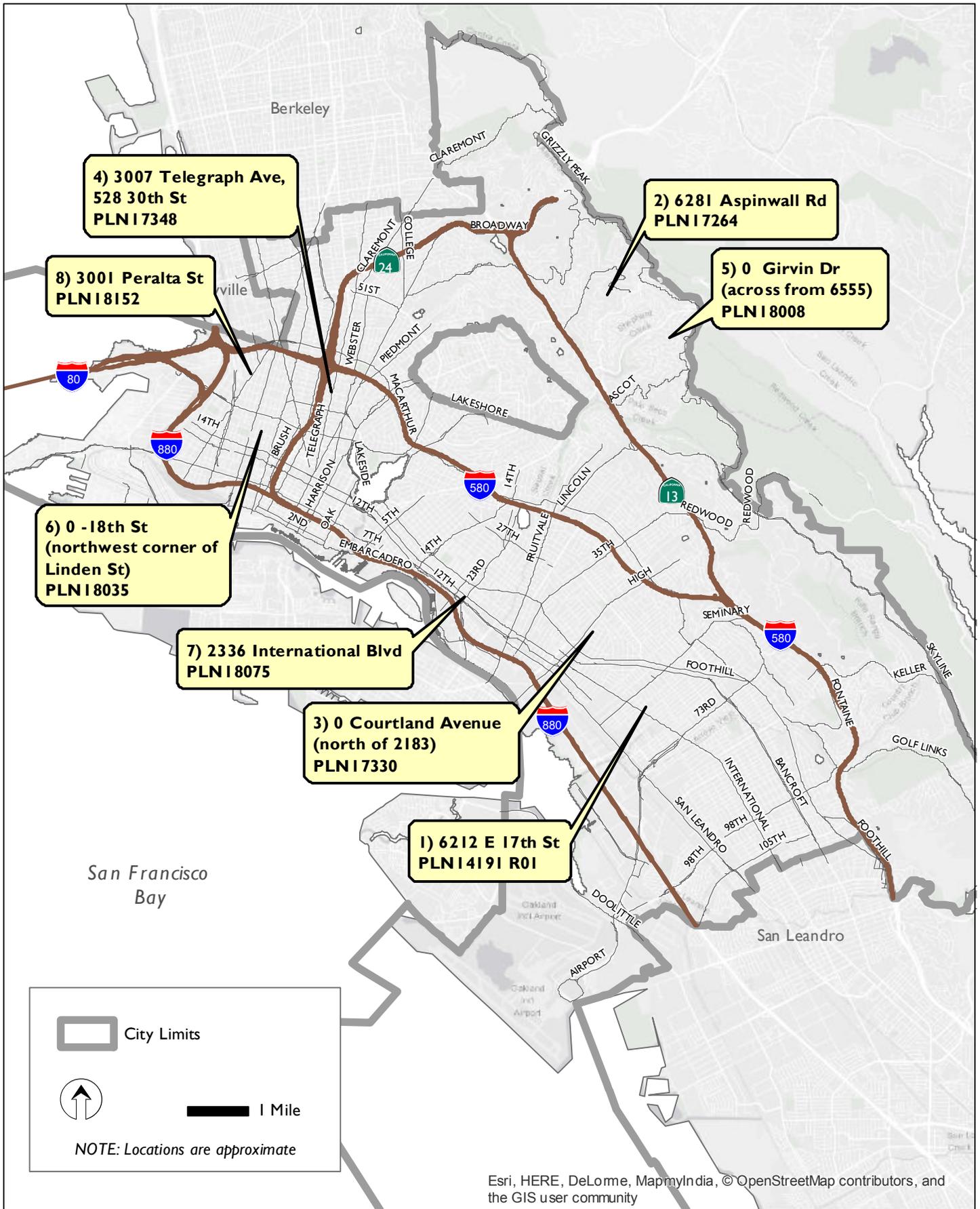
Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Rebecca Lind** at (510) 238-3472 or by email: rlind@oaklandnet.com

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7. **Location:** 2336 INTERNATIONAL BOULEVARD, OAKLAND, CA 94601
 APN: 020 015301000
 Proposal: Construct a detached two-story 1,248 square feet duplex to the rear of the existing front two-story mixed-use building, totaling with four residential units.
Applicant / Phone Number: Thnih Truong, Providence Development Co. / (408) 605-2835
 Owner: Pham, Phuong
 Case File Number: PLN18075
Planning Permits Required: Review Design Review for new construction; and
 Minor Conditional Use Permit for ground floor residential construction of two new residential units, totaling four units in the CN-3 zone
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-3
Environmental Determination: 15332-In Fill Development; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: Ec2*
 City Council District: 5
 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

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8. **Location:** 3001 PERALTA STREET, OAKLAND, CA 94608 APN: 007 059000909
 Proposal: To subdivide an existing 8,677 square foot lot into two new parcels.
 Parcel 1 will be a new vacant unimproved 4,391 square foot lot, located on the corner of Helen Street and Peralta Street; and
 Parcel 2 will be a new 4,286 square foot lot containing an existing industrial building.
Applicant / Phone Number: Francesca Boyd / (510) 301-9630
 Owner: 3294 Louise Street LLC
 Case File Number: PLN18152
Planning Permits Required: Tentative Parcel Map subdivision to subdivide one parcel into two new parcels (TPM10784).
 General Plan: Housing & Business Mix
 Zoning: HBX-2
Environmental Determination: 15315-Minor Land Divisions; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: *3
 City Council District: 3
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Moe Hackett** at (510) 238-3973 or by email:
 mhackett@oaklandnet.com

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Planning & Building Department



Applications on File for the Week of May 11, 2018