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:

Monday, February 10, 2020

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. <u>If you decide to appeal the Zoning Manager's</u> <u>decision or challenge the application in court</u>, 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. <u>If you wish to be notified</u> of the decision of any of these cases, <u>please provide the case Planner with a regular mail or email address.</u>

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.		6410 REGENT STREET, OAKLAND, CA 94618 016 141202700
	Proposal:	To construct a rear two-story addition of 777 square-feet and a 336 square-foot
	Applicant / Phone Number:	rear deck, and to convert the basement to living space (910 square-feet). Bethany Opalach Buchanan Opalach Architects / (510) 504-4311
	Owner:	Saravia Celeste & Hatch Andrew O
	Case File Number:	PLN19257
	Planning Permits Required:	Regular Design Review and Minor Variance to reduce side yard setback for
		proposed stairwell to basement where 5 feet is required and 1'-4" is proposed.
		Mixed Housing Type Residential
	Zoning:	
	Environmental Determination:	15301-Existing Facilities; and
		15183-Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	PDHP, Area of Primary Importance (API): Fairview Park, OCHS Rating: D1+
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
		Contact case Planner Brittany Lenoir at (510) 238-4977 or by email:
		BLenoir@oaklandca.gov

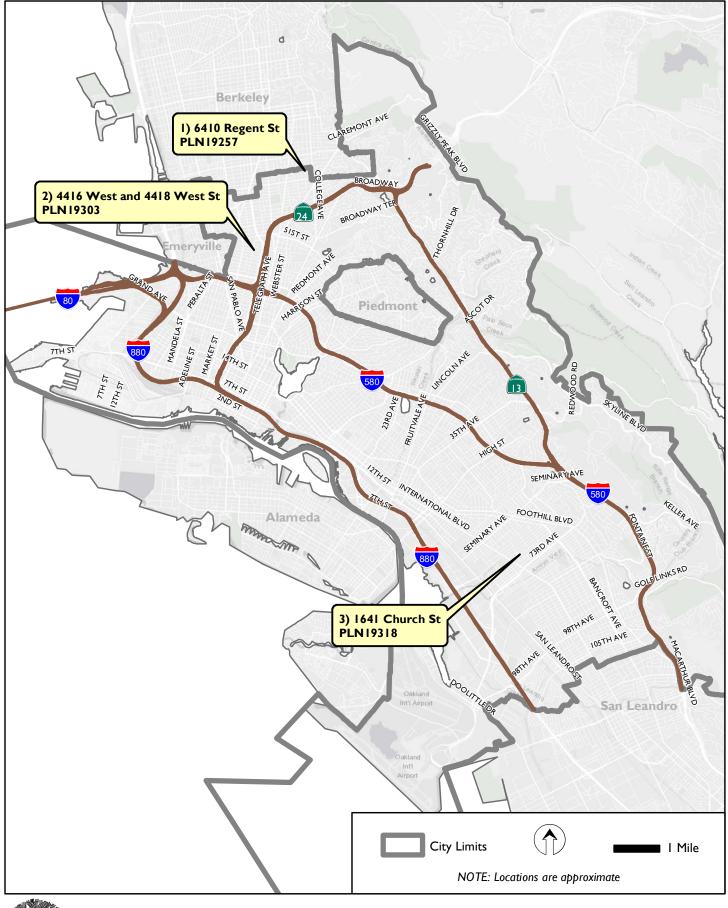
2.		4416 and 4418 WEST STREET, OAKLAND, CA 94608 013 109302000
	Proposal:	To convert an existing duplex into two residential condominiums.
	Applicant / Phone Number:	John Gutierrez / (510) 647-0600
	Owner:	Junying Yu
	Case File Number:	PLN19303
	Planning Permits Required:	Tentative Parcel Map for a Residential Condominium Conversion of two residential units to two residential condominiums within an existing building (VTPM11048).
	General Plan:	Mixed Housing Type Residential
	Zoning:	
	Environmental Determination:	
		15183-Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-Historic Property
	City Council District:	
	Action to be Taken:	
		Appealable to Planning Commission
	•	Contact case Planner Brittany Lenoir at (510) 238-4977 or by email: <u>BLenoir@oaklandca.gov</u>

3.

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	1641 CHURCH, STREET, OAKLAND, CA 94621 039 325102502
Proposal:	To construct one-story new single family dwelling (1,140 sq./ft.) on a vacant 2,494 sq./ft. parcel
Applicant / Phone Number:	Zhiliang Xiao / (510) 338-2814
	Johnson Burl JR & Watson Mae P
Case File Number:	PLN19318
Planning Permits Required:	Regular Design Review construct one-story single family dwelling on a vacant
	Parcel.
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 or Zoning
Historic Status:	N/A
City Council District:	6
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@oaklandca.gov

=END=



CITY OF OAKLAND Planning & Building Department Applications on File for the Week of January 24, 2020