

APPLICATIONS ON FILE
February 21, 2020

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
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:

Monday, March 9, 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. 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.

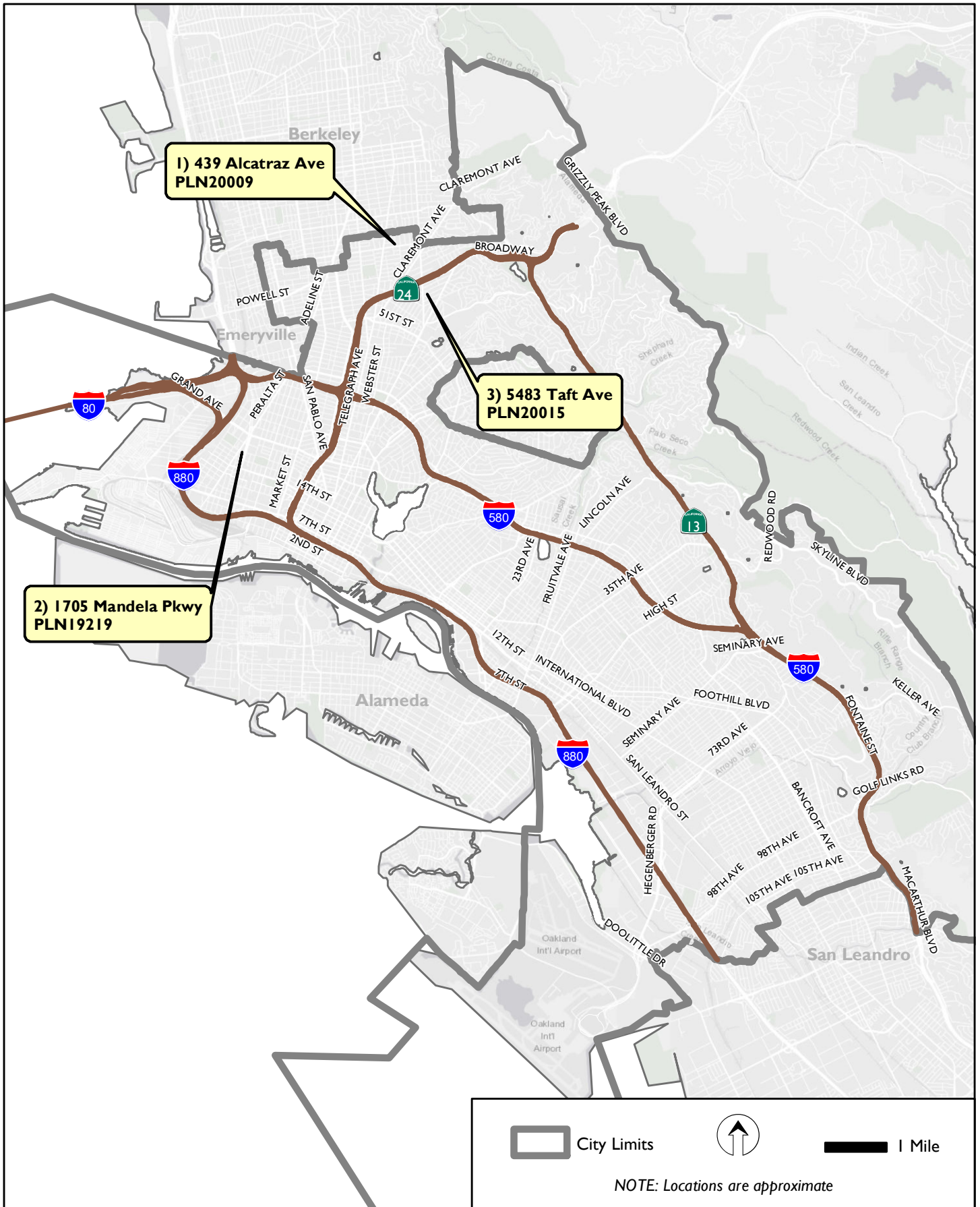
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

1. **Location:** 439 ALCATAZ AVENUE, OAKLAND, CA 94609
APN: 016 140101000
Proposal: To convert three residential units to three residential condominium; and convert the ground floor commercial unit to commercial condominium.
Applicant / Phone Number: Steven Edrington, / (510) 749-4880
Owner: Poplar Tree LP.
Case File Number: PLN20009
Planning Permits Required: Vesting Tentative Parcel Map to convert three residential units into three residential condominiums, and one commercial unit into a commercial condominiums (Vesting TPM11064).
General Plan: Mixed Housing Type Residential
Zoning: RM-4
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: Non-Historic Property
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact the case Planner **Heather Klein** at (510) 238-3659 or by email: hklein@oaklandca.gov

2. **Location:** 1705 MANDELA PARKWAY, OAKLAND, CA 94607
APN: 005 039700101, 005 039700302, 005 039700400, 005 039701600, 005 039701700, 005 039701800
Proposal: Merge six lots into one to construct a three-story 13-unit residential facility with 7 open parking spaces in the rear.
Applicant / Phone Number: Lauren Harvey / Riaz Capital / (781) 385-0390
Owner: Mandela, LLC
Case File Number: PLN19219
Planning Permits Required: Regular Design Review New residential construction.
General Plan: Housing and Business Mix
Zoning: HBX-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: OCHS Rating: Non-Historic Property
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Eva Wu** at (510) 238-3785 or by email: ewu@oaklandca.gov

3. **Location:** 5483 TAFT AVENUE, OAKLAND, CA 94618
 APN: 014 126204700
 Proposal: To convert basement into new additional living area for the main residence.
Applicant / Phone Number: Donna Roberts, DRG Architecture / (617) 777-4851
 Owner: Keshishian Albert & Wesenberg Gloria
 Case File Number: PLN20015
Planning Permits Required: Regular Design Review, raise building and finish lower floor.
 Minor Variance To reduce side yard setback where 5 feet is required and 2 feet.
 General Plan: Neighborhood Center Mixed Use; 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: PDHP (Dc2+), ASI (Rockridge (Woodlawn Park))
City Council District: 1
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Rebecca Wysong** at (510) 238-4730 or by email:
 RWysong@oaklandca.gov

=END=



**1) 439 Alcatraz Ave
PLN20009**

**3) 5483 Taft Ave
PLN20015**

**2) 1705 Mandela Pkwy
PLN19219**

 City Limits



 1 Mile

NOTE: Locations are approximate



Applications on File for the Week of February 21, 2020