

APPLICATIONS ON FILE
March 6, 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 23, 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:** 2700 23RD AVENUE, OAKLAND, CA 94606
APN: 026 079303100
Proposal: Scope of work involves the tenant improvements within an existing non-conforming activity, "Ed's Liquor", to add a limited service restaurant "Primo's Taco". All work is within the existing building envelope and the uses will share a primary entrance and hour of operation. Area of tenant improvement is 225 square-feet of existing 1,976 square-feet of floor area.
Applicant / Phone Number: Gabriel Serrano / (510) 355-2174
Owner: Pulido Maria & Pedro
Case File Number: PLN19124
Planning Permits Required: Minor Conditional Use Conditional Use Permit to add a limited service restaurant within a non-conforming activity. No expansion of footprint or building envelope. Area is limited to 225 square-feet of non-residential floor area.
General Plan: Mixed Housing Type Residential
Zoning: RM-3; RM-1
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: F3
City Council District: 5
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@oaklandca.gov

2. **Location:** 0 TUNNEL ROAD, OAKLAND, CA 94611
APN: 048 H751001010
Proposal: Regular Design Review / Minor Conditional Use Permit (driveway on Tunnel Road S-10/S-11) / Minor Variance (50% front yard landscaping) for new s.f.d. @ "0" Tunnel Road (between 2550-2560)
Applicant / Phone Number: Celeste Rodriguez / (707) 386-1376
Owner: Celeste & Ivan Rodriguez
Case File Number: PLN18025
Planning Permits Required: Regular Design Review with S-10 & S-11 zone findings for new 1561 sf. home. Minor Variance for zero landscaping in front yard to accommodate driveway where 50% landscaping is required. Minor Conditional Use Permit with additional findings for driveway on Tunnel Road in S-10/S-11 zones.
General Plan: Hillside Residential; Resource Conservation
Zoning: OS (RCA)/S-11; RH-4/S-10/S-11
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: No, Heritage Property: No, Local Register: No
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@oaklandca.gov

3. **Location:** 369 MACARTHUR BOULEVARD, OAKLAND, CA 94610
 APN: 010 078502102
 Proposal: Historic restoration of a Potentially Designated Historic Property (PDHP), and construction of a two-story building addition. The project will convert the historic residence into a to a 4 unit multifamily building. Tentative Parcel Map to create 4-unit condominiums. Minor Variance to allow a parking reduction.

Applicant / Phone Number: Arvand Sabetian / (415) 419-9533
 Owner: Atlas Capitol Group, LLC.
 Case File Number: PLN19289

Planning Permits Required: Regular Design Review for the historic restoration of a Potentially Designated Historic Property and a two-story rear addition. Converting a Residence into a 4 unit multifamily building. Minor Variance to allow a parking reduction. New Condos Tentative Parcel Map to create 4-unit condominiums.

General Plan: Urban Residential
 Zoning: RU-2/S-12

Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Yes, ASI: MacArthur Blvd/Adams Point, OCHS Rating: Cb-2+, Local Register: No

City Council District: 3
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Jose Herrera** at **(510) 238-3808** or by email: jherrera@oaklandca.gov

4. **Location:** 868 20TH STREET, OAKLAND, CA 94607
 APN: 003 003101100
 Proposal: Construction of a 1,577 square-foot Single-Family Residence and a 752 square-foot ADU / Category II secondary unit on an existing vacant lot.

Applicant / Phone Number: John Newton (Designer) / (510) 847-4108
 Owner: Beckmann Ellen C & Lander Aaron L
 Case File Number: PLN19314

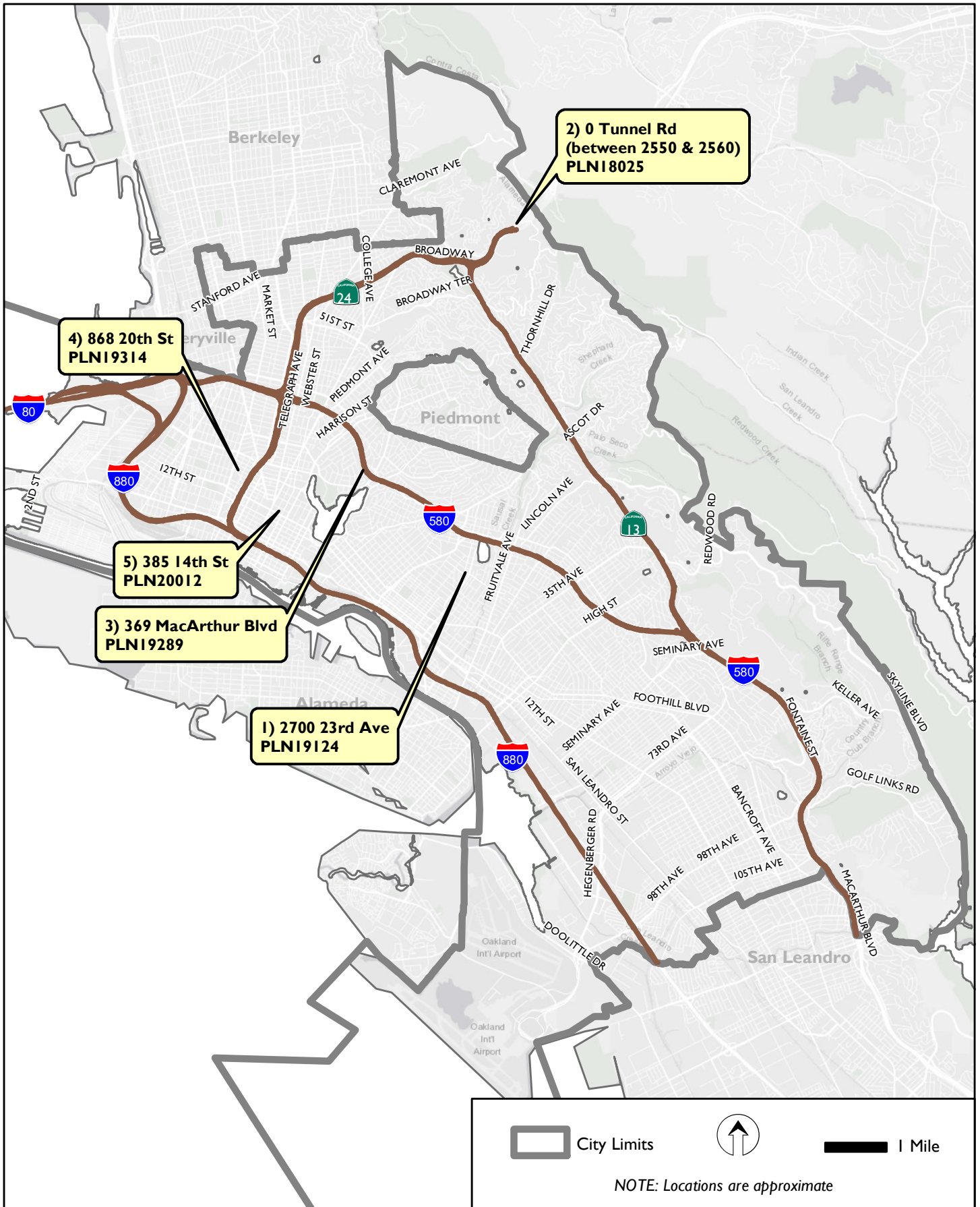
Planning Permits Required: Regular Design Review to construct Single Family Residence.

General Plan: Mixed Housing Type Residential
 Zoning: RM-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: X, Vacant Lot
 City Council District: 3
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Jose Herrera** at **(510) 238-3808** or by email: jherrera@oaklandca.gov



Applications on File for the Week of March 6, 2020

