CITY OF OAKLAND BUREAU OF PLANNING/ZONING DIVISION 250 Frank H. Ogawa Plaza, 2<sup>nd</sup> 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 <u>you own property and/or reside near one</u> 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, October 7, 2019

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 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</u> 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.

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Location: 5825 OCCIDENTAL STREET, OAKLAND, CA 94608

APN: 015 129400901

Proposal: Regular Design Review to allow for a 1,673 square-foot floor area expansion of

an existing (\* legally but non-conforming) 7,622 square-foot, 4-unit apartment house (per RRR1900054). The scope of the project also includes 2 new parking spaces on Grace Avenue. **NOTE:** per ABR the 20-foot street frontage is on

Occidental and the 15-foot rear yard faces Grace Ave.

Applicant / Phone Number: Julia Mandell (Architect) / (510) 654-0001

Owner: Wilson Associates

Case File Number: PLN19128

Planning Permits Required: Regular Design Review DR for floor area addition (+1,000 feet)

**General Plan:** Mixed Housing Type Residential; Housing and Business Mix

**Zoning:** HBX-1; RM-2

Environmental Determination: 15301-Existing Facilities; and

15183-Projects Consistent with a Community Plan or Zoning

Historic Status: Yes
City Council District: 1
Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Rebecca Wysong or by email:

RWysong@oaklandca.gov

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2. Location: 1720 CLEMENS ROAD, OAKLAND, CA 94602

APN: 029 A132701701

Proposal: To convert an existing four-plex building into four residential condos. (two of the

units are vacant) TPM11008.

Applicant / Phone Number: John Gutierrez / (510) 647-0600

Owner: Hamid Alireza & Shahid

Case File Number: PLN19174

Planning Permits Required: 1-4 Residential Condo Conversion Units Tentative Parcel Map, convert an

Existing 4-unit residential building into four residential condos.

**General Plan:** Mixed Residential Housing Type

**Zoning:** RM-3

Environmental Determination: 15315-Minor Land Divisions; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: X
City Council District: 4
Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Rebecca Wysong or by email:

RWysong@oaklandca.gov

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3. Location: 2725 ALVINGROOM COURT, OAKLAND, CA 94605

APN: 043A464200307

Proposal: To remove guardhouse and 6-foot-high gate and construct a new 10-foot-high

entry wall with water feature, planters, and 8-foot-high driveway gate at the entry of multi-family residential property. Replacement of 6-foot-high fencing to 8-foot-high fencing spans into parcel 1, 3, and 7. A creek permit is included because the

proposal is within 100 feet from centerline of creek (5 feet from top of bank).

Applicant / Phone Number: Stan Nielsen W/ Nielsen Architects / (925) 324 4247

Owner: 2700 Alvingroom Court LP.

Case File Number: PLN19200

Planning Permits Required: Minor Variance New gate and CMU posts of 8 and 10-feet-tall where 6 feet is the

maximum allowed. Creek Permit and Tree Permit

General Plan: Mixed Housing Type Residential; Detached Unit Residential

Zoning: RM-4/RU-4

Environmental Determination: 15301-Existing Facilities; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Non-Historic

City Council District: 7

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

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4. Location: 325 FALLON STREET, OAKLAND, CA 94607

APN: 018 043500201

Proposal: Minor CUP to establish Ambulance deployment for the City of Oakland and

Northern Alameda County located within 17000 sq. ft. warehouse building.

Applicant / Phone Number: Shomari Carter / (510) 871-7008

Owner: Balco Properties LTD., LLC.

Case File Number: PLN19232

Planning Permits Required: Minor Conditional Use Permit for Light Fleet Based Service Commercial Activity

in M-20 zone (less than 1 acre) within existing warehouse facility.

General Plan: EPP Mixed Use District

**Zoning:** M-20/S-4

Environmental Determination: 15301-Existing Facilities; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

**Historic Status:** Non-Historic

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

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Location: 5405 BACON ROAD, OAKLAND, CA 94619

APN: 037 A314301900

Proposal: Scope of work, will construct an attached 1,432 square-foot addition and

interior remodel of an existing Single Family Residence (SFR). Addition will

serve as a racquetball court and exercise room.

Applicant / Phone Number: John Protopappas / (510) 452-2944

Owner: Martin Merrill D & Lillian Z TRS. & Martin Mer Etal.

Case File Number: PLN19176

Planning Permits Required: Regular Design Review to construct an attached 1,432 square-foot addition and

interior remodel of an existing Single Family Residence (SFR). Addition will serve

as a racquetball court and exercise room.

General Plan: Hillside Residential

Zoning: RH-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: 6

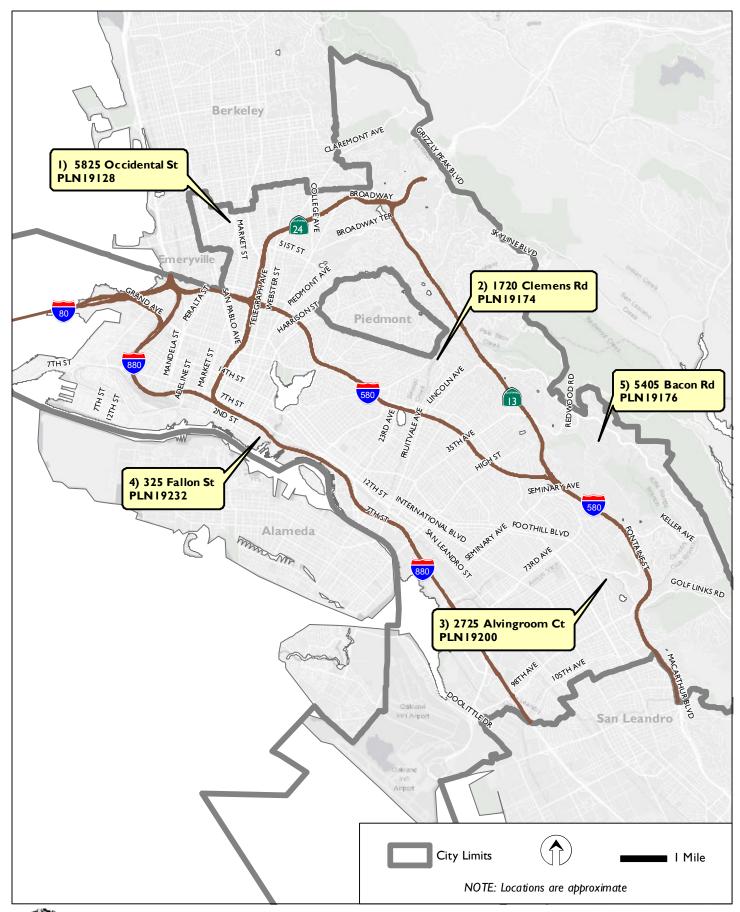
Action to be Taken: Pending

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

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Applications on File for the Week of September 20, 2019