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 <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:

July 9, 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. <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.

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1. Location: 800 YORK, ST, Oakland, CA, 94610

APN: 011 084001400

Proposal: To allow a sixth dwelling unit within an existing five-unit residential building,

with no change in building footprint.

Applicant / Phone Number: Chris Brown / (650) 380-0845

Owner: York, LLC

Case File Number: PLN17377

Planning Permits Required: Regular Design Review for the addition of one residential unit.

General Plan: Urban Residential

Zoning: RU-3

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: C2+

City Council District: 2

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Gregory Qwan at 510-238-2958 or by

email: ggwan@oaklandnet.com

2. **Location: 3142 HIGH, ST, Oakland, CA, 94619**

APN: 032 203216600

Proposal: To construct a rear detached two-story, two-unit residential building on a

parcel that contains three residential units approved under a separate permit (PLN16213). The project results in a total of 5 Units. Proposed building is located within 25' of a creek therefore subject to a Category 3 Creek

Protection Permit (CP18012).

Applicant / Phone Number: Stefan Menzi / 510 652 0252

Owners: Gasper George A & Mary J TRS

Case File Number: PLN18153

Planning Permits Required: Minor Conditional Use Permit to add two additional units thus totaling 5 units

in the RM-4 Zone; and

Regular Design Review to construct two residential units.

General Plan: Mixed Housing Type Residential

Zoning: RM-4

Environmental Determination: 15301-Existing Facilities

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

Historic Status: OCHS Rating: D3

City Council District: 6

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@oaklandnet.com

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3. **Location: 2148 BRUSH, ST, Oakland, CA, 94612**

APN: 003 002300204

Proposal: To allow an 8,460 square foot non-profit martial arts gym for under-served

youth.

Applicant / Phone Number: Said-Jon Eghbal / (510) 922-9722

Owner: Joel Lunenfeld / Nightswatch LLC

Case File Number: PLN18159

Planning Permits Required: Minor Conditional Use Permit for Group Assembly Activity in the CC-2 Zone;

and

Regular Design Review for minor façade improvements, including updated

entry

and removal of windows.

General Plan: Community Commercial

Zoning: CC-2

Environmental Determination: 15301-Existing Facilities; and

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

Historic Status: 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 Gregory Qwan at 510-238-2958 or by email:

gqwan@oaklandnet.com

4. Location: 6124 BUENA VISTA, AVE, Oakland, CA, 94618

APN: 048A710207600

Proposal: To construct a second story addition of 362 square feet and for new upper

and main floor balconies. A Variance is proposed for interior side yard

setback of 2'-10" where 4' is required.

Applicant / Phone Number: Lisa Trujillo for Jarvis Architects / 510-654-6755

Owners: Harris Erik C & Chambers Gillian C

Case File Number: PLN18181

Planning Permits Required: Regular Design Review for building additions; and

Minor Variance to reduce the north side yard setback, where 4' is required

and 2' is proposed.

General Plan: Detached Unit Residential

Zoning: RD-1

Environmental Determination: 15301-Existing Facilities; and

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

Historic Status: Non-Historic Property

City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Brittany Lenoir at (510) 238-4977 or by email:

blenoir@oaklandnet.com

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5. **Location: 1145 72ND, AVE, Oakland, CA, 94621**

APN: 041 413501100

Proposal: To construct a single-family dwelling on an existing vacant lot.

Applicant / Phone Number: Maxwell Beaumont / 5103843066

Owner: Zahoor Muhammad A C/O Ayesha Chaudhry

Case File Number: PLN18182

Planning Permits Required: Regular Design Review for new construction.

General Plan: Detached Unit Residential

Zoning: RD-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: Non-Historic Property

City Council District: 7

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:

cquitevis@oaklandnet.com

6. Location: 1415 PERALTA, ST, Oakland, CA, 94609

APN: 007 055300400

Proposal: To construct a two-story 2,465 square feet single-family dwelling on a vacant

lot.

Applicant / Phone Number: Cheryl Lima / 510-915-2242

Owners: Brandeberry Steven J & Cooper Chee N

Case File Number: PLN18194

Planning Permits Required: Regular Design Review for new construction.

General Plan: Mixed Housing Type Residential

Zoning: RM-4/C; RM-2

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

Historic Status: 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 Jose Herrera at (510) 238-3808 or by email:

jherrera@oaklandnet.com

7. Location: 730 HENRY, ST, Oakland, CA, 94607

APN: 004 009502200

Proposal: To construct a single-family dwelling on vacant lot.

Applicant / Phone Number: Cheryl Lima / 5109152242

Owner: Brumfield Lillie TR

Case File Number: PLN18196

Planning Permits Required: Regular Design Review for new construction.

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: 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 Jose Herrera at (510) 238-3808 or by email:

jherrera@oaklandnet.com

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