

APPLICATIONS ON FILE
January 18, 2019

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 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:

February 4, 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. 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:** 0 LA SALLE AVENUE, OAKLAND, CA 94603
APN: 048C719101804 (*the property is adjacent to the neighboring residence located at 6037 La Salle Avenue*)
Proposal: To construct a new 1,897 square foot single family dwelling and a 558 square foot Secondary Unit (In-Law/Accessory Dwelling Unit) on a vacant parcel. The project includes a lot line adjacent between two existing parcels to correct current building encroachment within two parcels.
Applicant / Phone Number: Wade Lagrone / (650) 274-9233
Owner: Lagrone Wade & Emily
Case File Number: PLN17107
Planning Permits Required: Regular Design Review for new residential construction; and Minor Variance to allow portion of the structure to be located 9 feet from the rear property line where a 20 feet setback is required in the RH-4 zone.
General Plan: Hillside Residential
Zoning: RH-4
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: 4
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

2. **Location:** 7540 MACARTHUR BOULEVARD, OAKLAND, CA 94605
APN: 040A340901200
Proposal: To revise a previously-approved 11- unit senior housing development application (PLN17266), and allow a 771 square-foot floor area expansion, and add four (4) additional senior dwelling units for a total of fifteen (15) senior residential units.
Applicant/ Phone Number: 76th & Macarthur, LLC / (510) 735-4000
Owner: Liang Quiaohong
Case File Number: PLN17266-R01
Planning Permits Required: Regular Design Review for new residential units.
General Plan: Neighborhood Center Mixed Use
Zoning: CN-3
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
City Council District: 6
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at (510) 238-6342 or by email: mbrenyah@oaklandca.gov

7. **Location:** 811 ARLINGTON AVENUE, OAKLAND, CA 94608

APN: 015 128205800

Proposal: To legalize demolition and reconstruction and expansion of a two-story 2,499 square foot single-family residence.

Note: The previous Planning approval (PLN17306) was for a two-story addition over an existing one-story residence. However, the existing building was removed completely and requires a new Planning permit for new construction. (the new building is under construction, but has a "stop-work-order")

Applicant / Phone Number: Robb Kingsbury / (925) 597-3902

Owner: Dan Leung Lannister Homes LLC

Case File Number: PLN19005

Planning Permits Required: Regular Design Review for demolition of existing structure and new construction of a larger structure; and
Minor Variances for 1) to maintain existing 3-foot non-conforming side yard setback where 5 feet minimum is required; and 2) to maintain the existing 8-foot front yard setback where 20 feet minimum is required.

General Plan: Mixed Housing Type Residential

Zoning: RM-2

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

Historic Status: Yes, OCHS Rating: Non-Historic Property

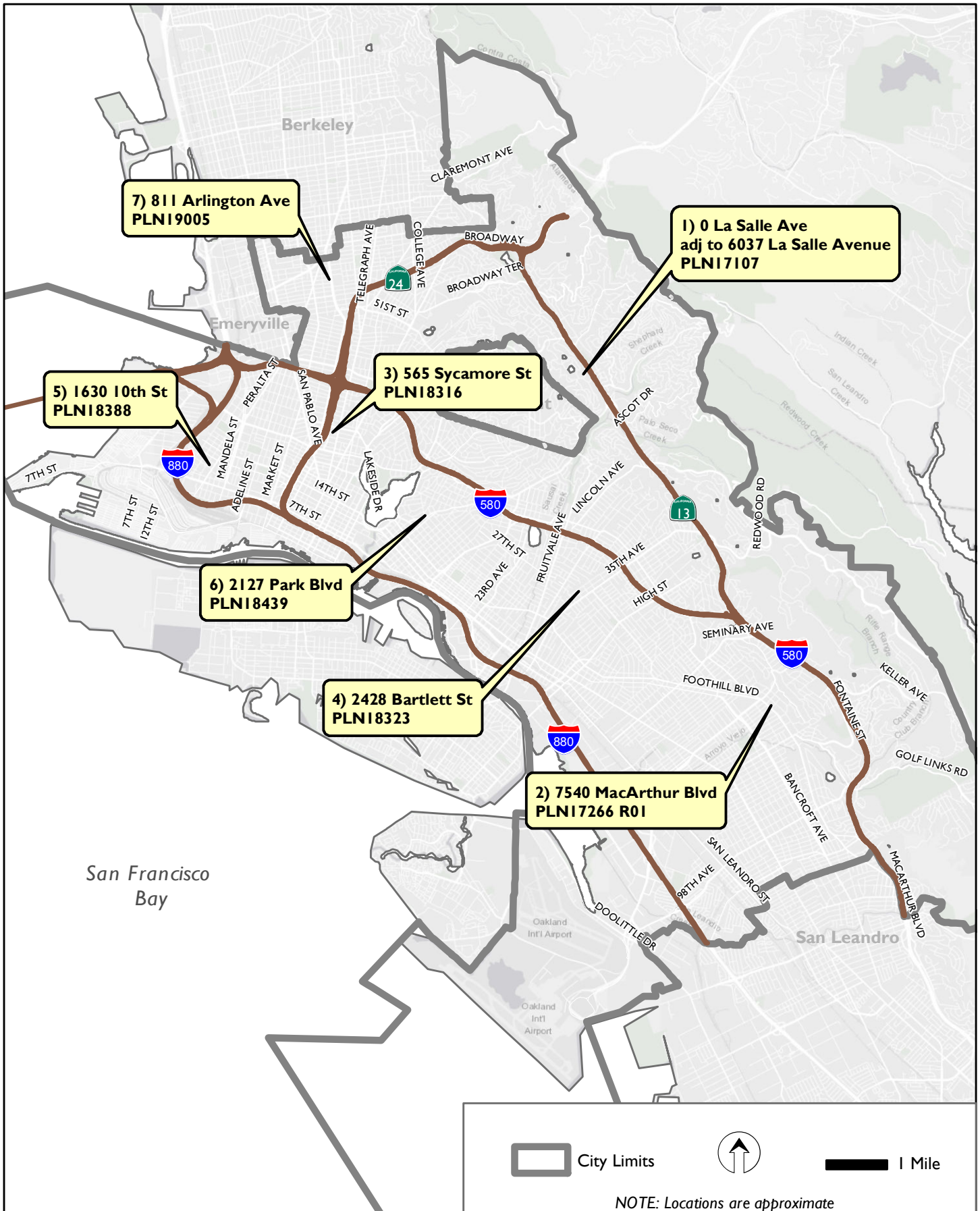
City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Maurice Brenyah-Addow** at 510-238-6342 or by email: mbrenyah@oaklandca.gov

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Applications on File for the Week of Jan 18, 2019