

APPLICATIONS ON FILE
January 4, 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:

January 22, 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:** 335 HANOVER AVENUE, OAKLAND, CA 94606
APN: 022 030901200
Proposal: To allow a one ft. increase in existing building height of 29' 1"; relocation of an existing building to 15' from the front property line; an approximately 673 sq. ft. rear addition to an existing 2,151 sq. ft. building; construction of an approximately 450 sq. ft. rear detached dwelling unit and an approximately 700 sq. ft. rear garage; addition of three units to an existing single-family property; and associated site improvements.
Applicant - Owner/ Phone Number: Amy Kramer / (408) 891-9098
Organization: Urban Estates
Owner: Hanover Lakeview Homes, LLC.
Case File Number: PLN18073
Planning Permits Required: Regular Design Review for new construction of three (3) or more dwelling units and for additions over 1,000 sq. ft. in floor area or footprint.
General Plan: Urban Residential
Zoning: RU-1/S-12
Environmental Determination: 15303-New Construction or Conversion of Small Structures
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: PDHP, ASI: Cleveland Heights, 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: gqwan@oaklandca.gov

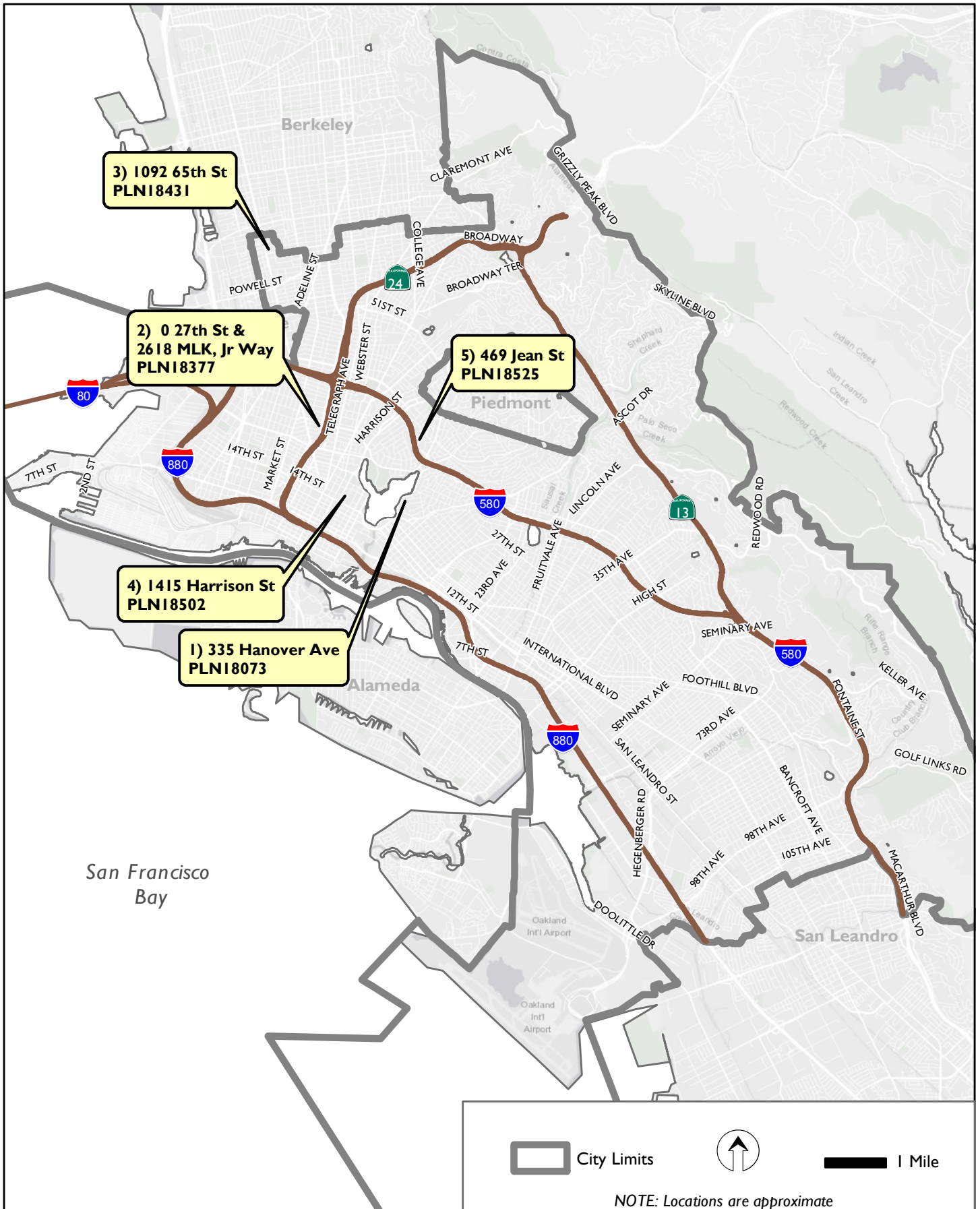
2. **Location:** 0 27TH STREET, OAKLAND, CA 94612 and
 2618 MARTIN LUTHER KING JR WAY, OAKLAND, CA 94612
APNs: 009 068201700 and 009 068202003
Proposal: To construct eight (8) three-story Townhouses on two vacant parcels that are being merged.
Applicant - Owner/ Phone Number: Jonathan Law /Riaz Capital / (650) 380-1799
Owner: White Clarence & Annie M
Case File Number: PLN18377
Planning Permits Required: Regular Design Review for construction of eight (8) new townhouse units; and Parcel Map Waiver to merge two (2) existing lots into one (1) new lot; and Minor Variance for a rear yard setback of 2'-5' (Northgate Ave.) where 10' are required.
General Plan: Urban Residential
Zoning: RU-4
Environmental Determination: 15332-In Fill Development
 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: ASI: Herbert Hoover School
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Michael Bradley** at **(510) 238-6935** or by email: mbradley@oaklandca.gov

3. **Location:** 1092 65TH STREET, OAKLAND, CA 94608
APN: 016 145301200
Proposal: To construct two detached two-story single-family residential units on a 4,424 square foot parcel. The existing unoccupied 1,153 square foot single-family residence will be demolished.
Applicant - Owner/ Phone Number: John Newton / (510) 526 7370
Owner: Green Oak Design, LLC
Case File Number: PLN18431
Planning Permits Required: Regular Design Review for new construction of a two (2) residential units.
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, General Plan or Zoning
Historic Status: OCHS Rating: X; 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 **Alexi Wordell** at **510-238-3717** or by email: awordell@oaklandca.gov

4. **Location:** 1415 HARRISON STREET, OAKLAND CA 94612
APN: 008 062504500
Proposal: To allow for Supportive Housing Residential Activity within 30-feet of the ground floor lot line of a supportive housing multi-family building. (originally approved as PLN17342, and further defined under DET180043).
Applicant - Owner/ Phone Number: Harrison Hotel Associates, L.P. / (510) 841-4410
Owner: Harrison Hotel Associates
Case File Number: PLN18502
Planning Permits Required: Minor Variance to allow for a ground floor activity within 30-feet of the street frontage. *17.101.G.01, Supportive Housing (L1) residential*
General Plan: Central Business District
Zoning: D-LM-2; CBD-C
Environmental Determination: 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: API: Coit Building Group, OCHS Rating: B+1+
Service Delivery District: Metro
City Council District: COUNCIL DISTRICT 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Michael Bradley** at **(510) 238-6935** or by email: mbradley@oaklandca.gov

5. **Location:** 469 JEAN STREET, OAKLAND, CA 94610
 APN: 010 082106300
 Proposal: Tentative Parcel Map (TPM10927) to convert three (3) existing residential units into condominium units.
Applicant - Owner/ Phone Number: Emily Laetz / (310) 383-7237
 Owner: Ivy Star, LLC.
 Case File Number: PLN18525
 Planning Permits Required: Tentative Parcel Map TPM10927 for the conversion of three (3) existing residential units to condominiums.
 General Plan: Urban Residential
 Zoning: RU-3
Environmental Determination: 15315-Minor Land Divisions
 15183-Projects Consistent with a Community Plan or Zoning
 Historic Status: PDHP, OCHS Rating: Fc3
 City Council District: 2
 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

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Applications on File for the Week of Jan 4, 2019