

APPLICATIONS ON FILE
March 22, 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:

Monday, April 8, 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:** 968 63RD STREET, OAKLAND, CA 94608
APN: 016 143900700
Proposal: To subdivide a parcel into two new parcels with a new shared-access easement, and construct two (2) new single-family dwellings. The project includes a separate Tree Protection Permit (T1800099) to remove one tree from the subject parcel.
Applicant / Phone Number: John Newton / (510) 847-4108
Owner: CS Development & Construction LLC C/O Christian Szilagy
Case File Number: PLN18297
Planning Permits Required: Regular Design Review for new residential construction; Minor Conditional Use Permit for a Mini-lot development and shared access Facility; and Tentative Parcel Map Subdivision for a two-parcel subdivision (TPM10842).
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15303-New Construction or Conversion of Small Structures; 15332-In Fill Development; 15315-Minor Land Divisions; 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 **Michele Morris** at (510) 238-2235 or by email: mmorris2@oaklandca.gov

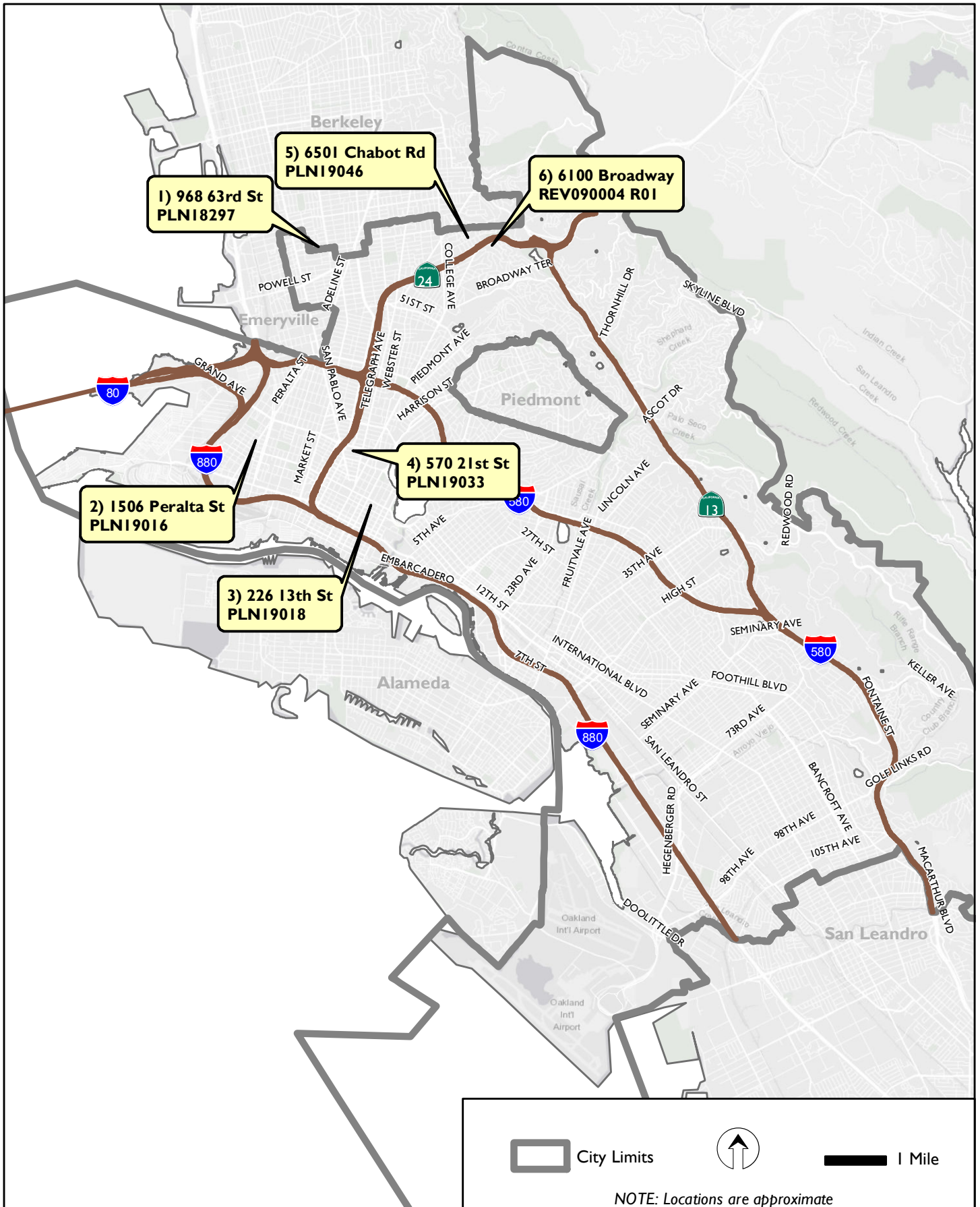
2. **Location:** 1506 PERALTA STREET, OAKLAND, CA 94607
APN: 005 037001400
Proposal: To convert portion of lower floor into a one-car garage, construct a driveway and a rear attached second-story deck to the single-family residence. A separate tree protection permit (T1900011) has been filed for work within 10 feet of a protected street tree, located in front of the property.
Applicant/ Phone Number: Brad Gunkel / (510) 984-1112
Owners: Abrahams John T & Bazil Christopher R
Case File Number: PLN19016
Planning Permits Required: Minor Variance to waive the separation of driveways, where 10 foot is required and 6 inches is proposed between the proposed and existing north driveway; and Regular Design Review for building alterations.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15301-Existing Facilities 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: PDHP, OCHS Rating: C1+, Area of Primary Importance (API): Oakland Point
City Council District: 3
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@oaklandca.gov

3. **Location:** 226 13TH STREET, OAKLAND, CA 94612
APN: 002 007700100
Proposal: A Master Sign Program for a mixed-use development approved under Planning case number PLN15320 that is currently under construction.
Applicant / Phone Number: Ray Connell / (510) 227-6686
Owner: Holland Partner Group
Case File Number: PLN19018
Planning Permits Required: Minor Conditional Use Permit for a master sign program.
General Plan: Central Business District
Zoning: D-BV-2; D-LM-4
Environmental Determination: 15301-Existing Facilities; and
 15311-Accessory Structures
Historic Status: Non-Historic property
City Council District: 2
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Peterson Vollmann** at (510) 238-6167 or by email:
pvollmann@oaklandca.gov

4. **Location:** 570 21ST STREET, OAKLAND, CA 94612
APN: 008 064701300
Proposal: A 78-unit residential condominium project. Note: The new residential units are currently under construction, and were approved in 2016 under Planning Case Number PLN16046.
Applicant / Phone Number: Colin Nelson / (415) 726-1640
Organization: 570 21st Street Apartments Investors LLC
Owner: Moran Rosa M
Case File Number: PLN19033
Planning Permits Required: Tentative Parcel Map Subdivision for new residential condominiums (TPM10957).
General Plan: Central Business District
Zoning: CBD-R / Central Business District-Residential
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: API: Area of Primary Importance (Cathedral)
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

5. **Location:** 6501 CHABOT ROAD, OAKLAND, CA 94618
 APN: 048A707901600
 Proposal: To demolish front detached two-car garage and construct an attached two-car garage for the existing single family residence.
Applicant / Phone Number: Joseph Perez-Green / (510) 409-9959
 Owner: Jacobs Betsy
 Case File Number: PLN19046
Planning Permits Required: Minor Variance to allow an accessory building within the front and side yard setbacks where 20 feet and 5 feet is required and 0 setback is proposed; and Regular Design Review to construct an accessory building (two-car garage).
 General Plan: Detached Unit Residential
 Zoning: RD-1
Environmental Determination: 15302-Replacement or Reconstruction; 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 **Moe Hackett** at (510) 238-3973 or by email: mhackett@oaklandca.gov

6. **Location:** 6100 BROADWAY, OAKLAND, CA 94618
 APN: 048A720000401
 Note: *This proposed application was originally noticed on March 1, 2019. This renotification is to include a new required Planning permit for a Minor Variance for reduction of front yard setback.*
 Proposal: Revision of previously approved Conditional Use Permit CM76-296, CM80-191 and Design Review for additions and alterations at the College Preparatory School, to amend proposed building alterations and additions approved under revision application, (REV09004) approved on September 24th, 2009 following completion of construction phase I (6,875 sf new world languages building). The proposal will increase the total floor area above existing through an expansion of construction phase II, adding approximately 5,145 square-feet for math and student life buildings. The proposed revisions replace construction phase II and supersede construction phase III (10,431 square feet theatre arts building), including variance for front yard setback from the required twenty (20') feet to five (5') feet, with no increase to the number of existing students, or hours of operation.
Applicant / Phone Number: Steven Huegli /Jensen Architects / (415) 348-9650
 Owner: College Preparatory School
 Case File Number: REV090004-R01
Planning Permits Required: Revision to previous revision REV090004 of Design Review; Minor Conditional Use Permit (CM76-296; and CM80-191); and Minor Variance for front yard setback reduction where twenty feet (20') is required and five feet (5') is proposed.
 General Plan: Detached Unit Residential
 Zoning: RD-1
Environmental Determination: 15314-Minor Additions to Schools; 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 **Robert Smith** at (510) 238-5217 or by email: rsmith3@oaklandca.gov



Applications on File for the Week of March 22, 2019