

APPLICATIONS ON FILE
April 5, 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 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.

April 5, 2019

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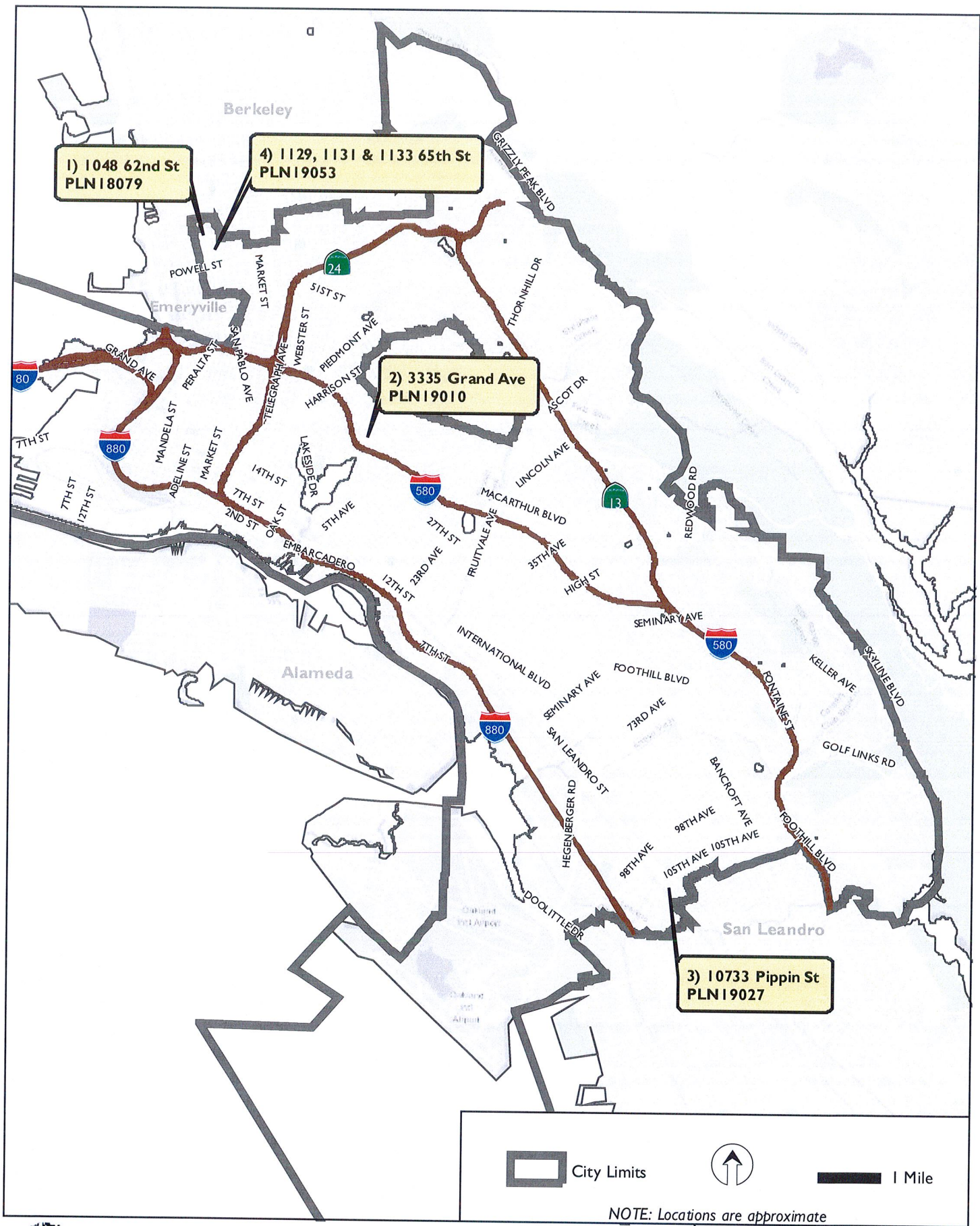
1. **Location: 1048 62ND STREET, OAKLAND, CA 94608**
 APN: 016 144401900
 Proposal: To demolish an existing one dwelling unit and construct five new dwelling units.
Applicant / Phone Number: Brad Gunkel / (510) 984-1112
 Owner: 1048 62nd Street Development LLC.
 Case File Number: PLN18079
Planning Permits Required: Regular Design Review for alterations and new residential construction; and
 Minor Conditional Use Permit for a total of five residential units in the RM-3 Zone
 (1 unit per 1,500 square feet of lot area).
 General Plan: Mixed Housing Type Residential
 Zoning: RM-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: Non-Historic Property
 Council District: 1
 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

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2. **Location: 3335 GRAND AVENUE, OAKLAND, CA 94610**
 APN: 010 082600600
 Proposal: Scope of project will establish an animal care activity in an existing
 1,720-square foot ground floor commercial space previously occupied by "All
 About Pets" - a General retail sales activity. The proposal is an expansion of
 "Grand Lake Veterinary Hospital" at 3331 Grand Ave.
Applicant / Phone Number: Marla Hamilton / (916) 788-4480
 Owner: Murray James E
 Case File Number: PLN19010
Planning Permits Required: Minor Conditional Use Scope of project will establish an animal care activity in an
 existing 1,720-square foot ground floor commercial space previously occupied by
 "All About Pets" - a General retail sales activity. The proposal is an expansion of
 "Grand Lake Veterinary Hospital" at 3331 Grand Ave.
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-2; RM-1
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan or Zoning
 Historic Status: OCHS Rating: C2+
 Council District: 2
 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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3. **Location: 10733 PIPPIN STREET, OAKLAND, CA 94603**
 APN: 045 525300700
 Proposal: To construct a 2,185-square feet single family residence with a 798-square Feet secondary unit on a vacant lot with one uncovered parking space.
Applicant / Phone Number: P. H. Western / Hien N Ha / (510) 512-8315
 Owner: Bowen Thelma O
 Case File Number: PLN19027
Planning Permits Required: Regular Design Review for construction of a new residential dwelling in the RM-2 zone.
 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: Local Register: N/A, Landmark: NO
 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: 1129, 1131 & 1133 65TH STREET, OAKLAND, CA 94608**
 APN: 016 150500500
 Proposal: To convert three detached one-story residential units into three residential condominiums on a single parcel.
Applicant / Phone Number: Jacob McCoy Wade / (510) 333-4224
 Owners: Wade Jacob M & Kimberly M ETAL.
 Case File Number: PLN19053
Planning Permits Required: A Tentative Parcel Map Subdivision for residential condominium conversion(TPM10361).
 General Plan: Mixed Housing Type Residential; Housing and Business Mix
 Zoning: RM-3; HBX-2
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic Property
 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: Brenyah-Addow@oaklandca.gov

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Applications on File for the Week of April 5, 2019