

APPLICATIONS ON FILE
May 3, 2019

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
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, May 20, 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:** 2578 - 2588 SCOUT ROAD, OAKLAND, CA 94603
 APNs: 048D725100501, 048D725100601, 048D725100701, 048D725100801
Proposal: This Tentative Parcel Map (TPM# 10848) will allow for minor lot line adjustment between five contiguous parcels (previously thought to exist under common ownership), and to absorb a telephone and electric easement reservation that the City of Oakland vacated in 1965 (recorded in 1971 with Lot (APN:048D-7251-005-01, but not specifically merged). The number of lots will reduce from five (5) into four (4), and will address the previous easement at the front property line.

Applicant / Phone Number: Barry Bhangoo / (510) 303-1917
Owner: Interest Income Partners, LP.
Case File Number: PLN18245
Planning Permits Required: 1-4 Lots Tentative Parcel Map TPM10848, required to adjust lot lines between 5 lots (Note: the 5th parcel has no APN number per City ROW Engineer & City Surveyor).

General Plan: Hillside Residential; Hillside Residential; Hillside Residential; Hillside Residential.
Zoning: RH-3/S-10; RH-4; RH-3/S-10; RH-3/S-10; RH-3/S-10
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: None, API: No, ASI: No, Historic District: No, OCHS Rating: None, Heritage Property: No, Local Register: No, Landmark: No
City Council District: 4
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@oaklandnet.com

2. **Location:** 852 MEAD AVENUE, OAKLAND, CA 94607
 APN: 003 000701300
Proposal: The construction of a 2,955-square foot two-story single family residence which includes an attached 786 square foot accessory dwelling (secondary) unit on a vacant 3,562 square foot parcel.

Applicant / Phone Number: Willis Yu / (510) 482-4882
Owner: Alpha Avenues, LLC.
Case File Number: PLN18356
Planning Permits Required: Regular Design Review New single family residence.
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 or Zoning
Historic Status: Non-Historic Property; ASI: Mead-Market-Milton Street
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@oaklandnet.com

3.

Location: 1675 12TH STREET, OAKLAND, CA 94607

APN: 006 001300700

Proposal: This project involves dividing one parcel into a three-lot Mini-Lot Development which requires a Major Conditional Use Permit for this RM-2 zoned property, and a Shared Access Facility which will require a Minor Conditional Use Permit. Regular Design Review for the addition and alteration of the existing residence which has a C1+ historical rating is required, as is a Minor Variance to allow less than the Group Open Space requirement. The proposal includes the demolition of the existing detached garage and commercial space at the front of the subject parcel, and construction of a 390 square-foot rear addition to the existing single family residence and new attached garage on Lot #1 of the proposed development. New Lots #2 and #3 will each include a detached two-story, single-family residence with attached garages.

Applicant / Phone Number: Annessa Mattson / (510) 595-6744

Owner: Shoreline Assets Group, LLC.

Case File Number: PLN18420

Planning Permits Required: Regular Design Review for the addition and alteration to existing C1+ rated building and construction of two residential units; demolition of detached garage and commercial space; raising the overall height of the existing residence by 2.5 feet; 390 square-foot addition to the rear of the existing residence. Major Conditional Use to allow 3 or more units in the RM-2 Zone. Minor Conditional Use for a Mini-lot Development and a shared access facility to serve two lots without street frontage. Minor Variance for allowing less than the required Group Open Space 1-4 Lots Tentative Parcel Map for the subdivision of one parcel into three lots. TPM10910.

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 or Zoning

Historic Status: API: Oakland Point, Historic District: PDHP, OCHS Rating: C1+

City Council District: 3

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

4. **Location:** 1834 PARK BOULEVARD, OAKLAND, CA 94606

APN: 021 023001500

Proposal: To allow a Group Assembly Commercial Activity for a theater use which is subject to granting a Minor Conditional Use Permit.

Applicant / Phone Number: Design Draw Build Inc. / (510) 833-2643

Owner: Ming Wa, LLC.

Case File Number: PLN19028

Planning Permits Required: Minor Conditional Use to Allow for Group assembly activities and a theater.

General Plan: Neighborhood Center Mixed Use

Zoning: CN-3

Environmental Determination: 15331-Historical Resource Restoration-Rehabilitation; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Yes, OCHS Rating: B2+, Local Register: Yes

City Council District: 2

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

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