

APPLICATIONS ON FILE
June 28, 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, July 15, 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:** 1100 77TH AVENUE, OAKLAND, CA 94621
APN: 041 421100808
Proposal: To construction a 38,825 SF non-conditioned warehouse. This building has no mechanical heating, cooling, or ventilation, making it difficult to meet the required LEED Silver Certification. Under this unusual circumstance, applicant is applying for an Unreasonable Hardship Exemption to exempt the requirement of LEED Silver for large non-residential project over 25,000 SF.

Applicant / Phone Number: Anthony Tabacco (925) 323-5351
Owner: Yi Noel & Meiling
Case File Number: DET190066
Planning Permits Required: Non-Required
General Plan: Business Mix
Zoning: CIX-2/S-19
Environmental Determination: A Ministerial Decision
Historic Status: Non- Historic
City 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

2. **Location:** 963 GROSVENOR PLACE, OAKLAND, CA 94610
APN: 011 088900902
Proposal: New construction of a single-family home. This is a re-noticing of a previously approved project due to an increase in the scope of work. The project was approved to add 1,860 square feet of floor area for a total of 3,328 square feet to a single-family home.

The proposal is now considered new construction because the existing home is considered demolished. The new home is proposed to have the same design as previously approved.

This project was originally publicly noticed on September 11, 2017, and a revised project was re-noticed on January 19, 2018. The project was administratively approved on March 28, 2018, and an appeal of the project was denied on October 10, 2018 by the Residential Appeals Committee.

Applicant / Phone Number: Jack Backus / (510) 393-9699
Owner: Kenneally Karen R & Ewoldsen Ross E
Case File Number: PLN17198
Planning Permits Required: Regular Design Review Residential addition over 1,000-sf.
General Plan: Detached Unit Residential
Zoning: RD-1
Environmental Determination: 15301-Existing Facilities: and
15183-Projects Consistent with a Community Plan or Zoning
Historic Status: Yes, OCHS Rating: D2+
City 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@oaklandnet.com

