

APPLICATIONS ON FILE
May 17, 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, June 3, 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.

3. **Location:** 1942 48TH AVENUE, OAKLAND, CA 94601
 APN: 035 238301700
 Proposal: To construct a second dwelling unit of 1,456 sq. ft. on the second-story of an existing single-family residence.
Applicant / Phone Number: Bill Wong / (510) 717-2228
 Owner: Michael Duong
 Case File Number: PLN18418
Planning Permits Required: Regular Design Review To allow an addition exceeding 1,000 sq. ft. or 100% of The total floor area or footprint on site; and for construction of one additional dwelling unit.
 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
City Council District: 4
 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@oaklandnet.com

4. **Location:** 1435 9TH STREET, OAKLAND, CA 94607
 APN: 004 006700300
 Proposal: To make site and building alterations to a C1+ three story building by raising the building 9 feet and relocating the building from the adjacent property.
Applicant / Phone Number: Mike Burgess / (650) 690-4951
 Owner: Tosih, LLC.
 Case File Number: PLN19020
Planning Permits Required: Minor Conditional Use for a raised building to exceed the maximum allowed height of 30 ft. and where a maximum of 35 ft. is proposed in the RM-2 Zone. Regular Design Review to make site and building alterations.
Minor Variance to reduce the non-conforming side yard setback where 3 feet is required, and 2.5 feet and 4 inches is proposed on the side yards.
Note: applicant to obtain and submit documents and plans from adjacent property owners for an exclusive access easement for egress.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan or Zoning.
 Historic Status: Yes, OCHS Rating: C1+, Local Register: Yes
City Council District: 3
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Jose Herrera** at **(510) 238-3808** or by email: jherrera@oaklandnet.com

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Location: 6466 MORAGA AVENUE, OAKLAND, CA 94611

APN: 048F735801400

Proposal: To establish a limited service Restaurant/café within an existing 1200 sq./ft. commercial ground floor space, no exterior alteration.

Applicant / Phone Number: Virginia Davis / (510) 459-9577

Owner: 6464 - 6466 Moraga, LLC.

Case File Number: PLN19081

Planning Permits Required: Minor Conditional Use to establish a limited services café in CN-1 Zone.

General Plan: Neighborhood Center Mixed Use

Zoning: CN-1

Environmental Determination: 15301-Existing Facilities; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning.

Historic Status: Non-Historic Property

City Council District: 4

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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