

APPLICATIONS ON FILE
September 20, 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, October 7, 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.

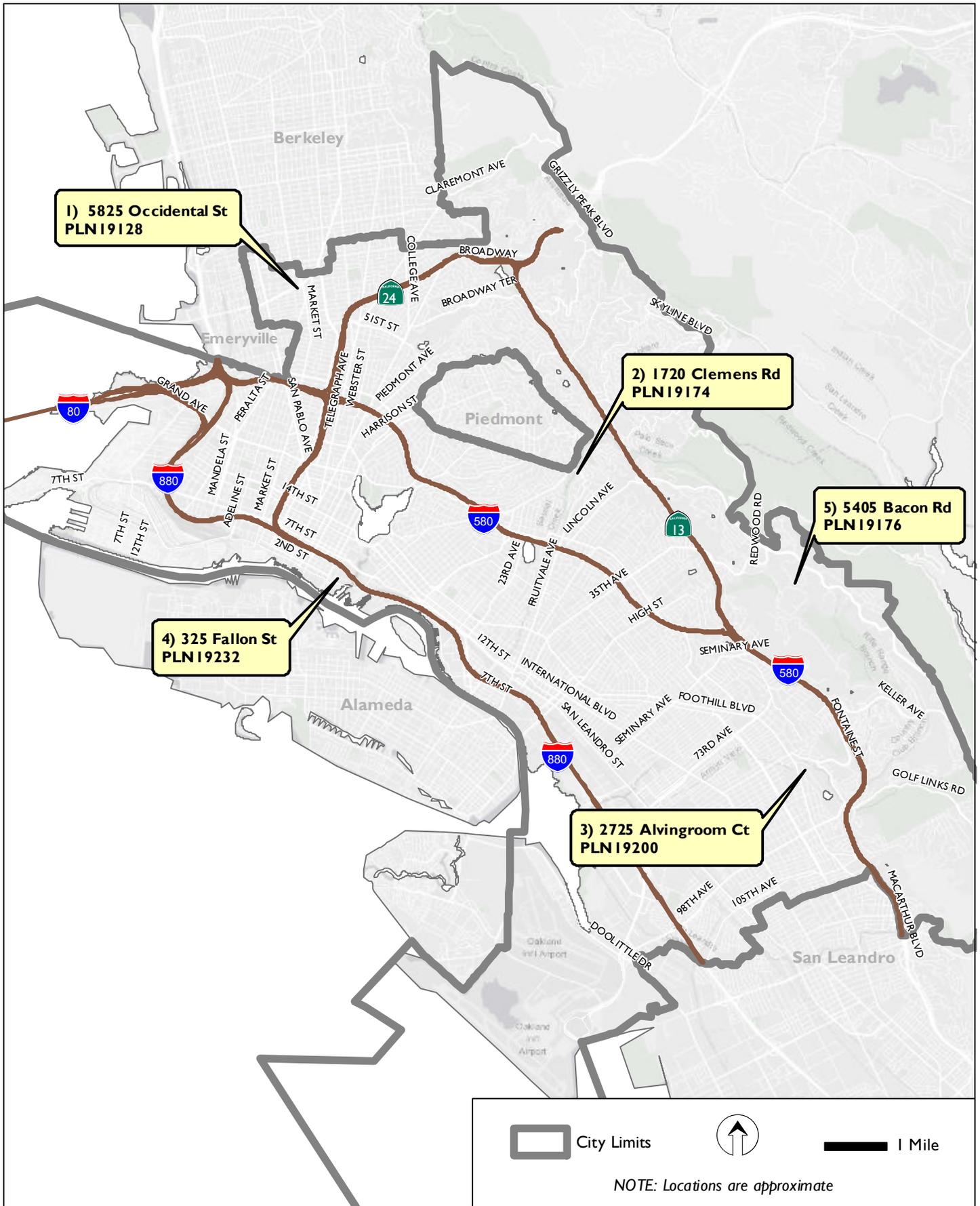
A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the public comment 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:** 5825 OCCIDENTAL STREET, OAKLAND, CA 94608
APN: 015 129400901
Proposal: Regular Design Review to allow for a 1,673 square-foot floor area expansion of an existing (* legally but non-conforming) 7,622 square-foot, 4-unit apartment house (per RRR1900054). The scope of the project also includes 2 new parking spaces on Grace Avenue. **NOTE:** per ABR the 20-foot street frontage is on Occidental and the 15-foot rear yard faces Grace Ave.
Applicant / Phone Number: Julia Mandell (Architect) / (510) 654-0001
Owner: Wilson Associates
Case File Number: PLN19128
Planning Permits Required: Regular Design Review DR for floor area addition (+1,000 feet)
General Plan: Mixed Housing Type Residential; Housing and Business Mix
Zoning: HBX-1; RM-2
Environmental Determination: 15301-Existing Facilities; and
15183-Projects Consistent with a Community Plan or Zoning
Historic Status: Yes
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Rebecca Wysong** or by email:
RWysong@oaklandca.gov

2. **Location:** 1720 CLEMENS ROAD, OAKLAND, CA 94602
APN: 029 A132701701
Proposal: To convert an existing four-plex building into four residential condos. (two of the units are vacant) TPM11008.
Applicant / Phone Number: John Gutierrez / (510) 647-0600
Owner: Hamid Alireza & Shahid
Case File Number: PLN19174
Planning Permits Required: 1-4 Residential Condo Conversion Units Tentative Parcel Map, convert an Existing 4-unit residential building into four residential condos.
General Plan: Mixed Residential Housing Type
Zoning: RM-3
Environmental Determination: 15315-Minor Land Divisions; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: X
City Council District: 4
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Rebecca Wysong** or by email:
RWysong@oaklandca.gov



Applications on File for the Week of September 20, 2019

