

**APPLICATIONS ON FILE**  
**July 30, 2021**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2114**  
**Oakland, California 94612**

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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 may view the project applications and/or plans by visiting our online portal at <https://www.oaklandca.gov/services/online-permit-center>. You may also email the case planner to learn more about the project. 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 10-day public comment period<sup>1</sup>:**

## **MONDAY, AUGUST 9, 2021**

**In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're commenting about.**

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 an 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 electronically to the Case Planner. Specific instructions for filing the appeal, including Fees and deadlines for filing will be included in the decision letter. 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.

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<sup>1</sup> Per Oakland City Administrator Emergency Order No. 3 dated May 13, 2020, the public comment timeframe has been set to 10-days for the duration of the emergency.

<b>1.</b>	<b>Location:</b>	<b>550 27<sup>th</sup> Street (557 Merrimac Street)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>009 068904001</b>
	<b>Proposal:</b>	Revision to previously-approved project involving: exterior-facade changes, removal of private decks, changes to rooftop open space, parking spaces reduction from 20 to seven, floor plan rearrangement to locate four (4) units (studios) on the ground-floor. Three (3) of the total units are "very low" income affordable units with density bonus and concessions for reduced parking, and to allow all required group open space to be all located on the roof. Waiver to allow a height of 60-7" feet (where 45-feet maximum is allowed; stair tower penthouse goes up to approx. 72 feet).
	<b>Applicant:</b>	Adam McClure (415) 312-4494
	<b>Owner:</b>	Accel Equity V LLC
	<b>Case File Number:</b>	<b>PLN17225-R01</b>
	<b>Planning Permits Required:</b>	Revisions to previously-approved Regular Design Review (PLN17225) to construct a new 5 story, 40-unit residential development.
	<b>General Plan:</b>	Urban Residential
	<b>Zoning:</b>	RU-5 Urban Residential Zone
	<b>Environmental Determination:</b>	Categorically Exempt: Section 15332 - Infill developments; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	N/A
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Approval
	<b>Finality of Decision:</b>	Appealable to Oakland City Planning Commission
	<b>For Further Information:</b>	Contact Project Case Planner, <b>Maurice Brenyah-Addow</b> at <b>(510) 238-6342</b> or by email at mbrenyah@oaklandca.gov.

<b>2.</b>	<b>Location:</b>	<b>1431 Jefferson Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>003 007110800</b>
	<b>Proposal:</b>	Request for Written Determination that, pursuant to Condition of Approval 4 of the Planning case file PLN17-033, the proposed design change to the approved hotel under construction to remove the parking garage and replace it with landscaped open space is a minor administrative change as the parking is not required under the Planning Code.
	<b>Applicant:</b>	Steve Allen, Stanton Architecture – (415) 865-9600
	<b>Owner:</b>	1431 Jefferson, LLC
	<b>Case File Number:</b>	<b>DET210104 (PLN17033)</b>
	<b>Planning Permits Required:</b>	Request for Determination on prior Approval
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P, CBD-X
	<b>Environmental Determination:</b>	The project qualified for a Categorical Exemption pursuant to Section 15332 of the State CEQA Guidelines and is currently under construction. The revision represents a reduction of the scope of work and no further environmental review is required.
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Determination from the Zoning Manager that the proposed change is minor
	<b>Finality of Decision:</b>	Appealable to Planning Commission within 10 days
	<b>For Further Information:</b>	Contact Project Case Planner, <b>Peterson Vollmann</b> at <b>(510) 507-4765</b> or by email at pvollmann@oaklandca.gov

<b>3.</b>	<b>Location:</b>	<b>6000 Mountain Boulevard</b>
	<b>Assessor's Parcel Number(s):</b>	<b>037 268602900</b>
	<b>Proposal:</b>	To construct a one-story 1,566 square foot single-family residence with two-uncovered parking spaces.
	<b>Applicant:</b>	Jay & Lillian De Los Reyes (510) 759-7214
	<b>Owner:</b>	Jay & Lillian De Los Reyes (510) 759-7214
	<b>Case File Number:</b>	<b>PLN21071</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new residential construction
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4
	<b>Environmental Determination:</b>	15303-New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	6
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Project Case Planner, <b>Danny Thai</b> at <b>(510) 238-3584</b> or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

<b>4.</b>	<b>Location:</b>	<b>278 4<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number:</b>	<b>001 015300900</b>
	<b>Proposal:</b>	Revision to previously approved Conditional Use Permit to establish an entertainment venue and convert an existing live/work unit within the building into a regular residential dwelling unit. The revision would replace condition #37 of the permit, which states that, prior to commencement of Group Assembly Commercial Activity, “The second means of egress, as indicated on project plans, shall be constructed pursuant to permits” with a condition to either maintain the existing easement for secondary egress through the rear of the building or construct an alternative second means of egress that has been approved by the Bureaus of Planning and Building.
	<b>Applicant:</b>	Chloe Moir (650) 283-9012
	<b>Owner:</b>	Dan Dunkle
	<b>Case File Number:</b>	<b>PLN15132-R01</b>
	<b>Planning Permits Required:</b>	Revision to Conditional Use Permit previously approved on September 25, 2015. The prior approval was to establish a Group Assembly Commercial Activity in the C-45 Commercial Zone.
	<b>General Plan:</b>	Estuary Policy Plan Waterfront Warehouse District
	<b>Zoning:</b>	C-45 Community Shopping Commercial Zone and S-4 Design Review Combining Zone
	<b>Environmental Determination:</b>	15303 – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Potentially Designated Historic Property; Within and contributor to an “Area of Primary Importance” (the Waterfront Warehouse Historic District); Office of Cultural Heritage Survey rating of C1+
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Project Case Planner, <b>Neil Gray</b> at <b>(510) 238-3878</b> or by email at <a href="mailto:ngray@oaklandca.gov">ngray@oaklandca.gov</a>

<b>5.</b>	<b>Location:</b>	<b>Vacant lot located between 6326 and 6344 Thornhill Drive</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048 F737900600</b>
	<b>Proposal:</b>	To construct a new single-family dwelling with an Accessory Dwelling Unit (ADU) on an existing vacant lot; and protect existing water course.
	<b>Applicant:</b>	Robert Wirth (510) 459-1010
	<b>Owner:</b>	Helen Yu
	<b>Case File Number:</b>	<b>PLN15152 (CP15012)</b>
	<b>Planning Permits Required:</b>	Re-notice of Regular Design Review to construct a new single-family dwelling with an Accessory Dwelling Unit (ADU) on an existing vacant lot and a driveway bridge over an existing creek; Category 4 Creek Protection Permit to protect existing watercourse.
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH - 4 Hillside Residential Zone
	<b>Environmental Determination:</b>	Categorically Exempt: Section 15303 - New construction of small structures; 15332 - Infill development projects; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	N/A
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Approval
	<b>Finality of Decision:</b>	Appealable to Oakland City Planning Commission – Residential Appeals Committee (Note: ADU approvals are ministerial and not appealable).
	<b>For Further Information:</b>	Contact Project Case Planner, <b>Maurice Brenyah-Addow</b> at (510) 238-6342 or by email at mbrenyah@ <a href="mailto:mbrenyah@oaklandca.gov">oaklandca.gov</a> .

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