

APPLICATIONS ON FILE
November 5, 2021

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 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 period¹:

MONDAY, NOVEMBER 15, 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.

¹ 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.

1.	Location:	578 7th Street
	Assessor's Parcel Number(s):	001 020901500
	Proposal:	To demolish one-story commercial building (6,000 sq. ft.) and construct a five-story (51' - tall) residential building on a 7,500 sq. ft. lot. The project will include 41 market-rate and 16 moderate-income affordable units for a total of 57 residential units. The Project qualifies for a concession/waiver from the required open space.
	Applicant:	Alex Walter/Lisa Vilhauer (609) 707-7644
	Owner:	Riaz Capital
	Case File Number:	PLN21175
	Planning Permits Required:	Regular Design Review for new residential construction
	General Plan:	Central Business District
	Zoning:	CBD-X Zone
	Environmental Determination:	15332- In fill Development; and 15183- Project Consistent with a Community Plan or Zoning.; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	OCHS *3
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov .

2.	Location:	2809 East 7th Street
	Assessor's Parcel Number(s):	019 008002300
	Proposal:	Replacement of a fire-damaged, two-story duplex within same building footprint with a total of 1,203 square feet of floor area. The former duplex was a Non-conforming Facility within the required setbacks and no parking spaces provided on-site. The project will include a new, detached, 799 square-foot Accessory Dwelling Unit (ADU) at the rear portion of the site.
	Applicant:	BW Design / Engineering (510) 717-2228
	Owner:	Zhi Qiang Huang
	Case File Number:	PLN21178
	Planning Permits Required:	Regular Design Review for residential construction; Minor Conditional Use Permit to replace a non-conforming duplex
	General Plan:	EPP Residential Mixed Use
	Zoning:	D-CE-3/S-19
	Environmental Determination:	Exempt: Section, 15303 of the State CEQA Guidelines: construction of small structure; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	OCHS Rating: DC3 (fire destroyed)
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov .

3.	Location:	4225 Wilshire Boulevard
	Assessor's Parcel Number(s):	029 108001000
	Proposal:	To construct a rear attached two-story addition of 1,067 square feet to the existing 1,690 square-foot single-family residence. The proposal includes removal of rear attached upper deck and construction of a new rear deck with access to the rear yard.
	Applicant:	Ashleigh Laub (310) 988-9894
	Owner:	Matt Watkins
	Case File Number:	PLN21135
	Planning Permits Required:	Regular Design Review for Residential addition over 1,000 square feet in the RD-1 Zone
	General Plan:	Detached Unit Residential
	Zoning:	RD-1
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Rebecca Wysong at (510) 238-3123 or by email at rwysong@oaklandca.gov .

4.	Location:	1563 Grand View Drive (0 Doris Place)
	Assessor's Parcel Number(s):	048H 7601026
	Proposal:	To construct a two-story, 6,188 square-foot single-family home.
	Applicant:	Juancho C. Isidoro, Jr.
	Owner:	Gee and Lucinda Wong
	Case File Number:	PLN15274-R01
	Planning Permits Required:	Revision to Regular Design Review to construct a two-story, 6,188 square-foot single-family home.
	General Plan:	Hillside Residential
	Zoning:	Hillside Residential – 4 (RH-4)
	Environmental Determination:	15303 - New Construction; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Non-Historic Property
	City Council District:	1
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner, Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov .

5.	Location:	1724 and 1734 Campbell Street
	Assessor's Parcel Number(s):	007 056101500 and 007 056101701
	Proposal:	To operate an outdoor full-service restaurant with beer and wine sales on two separate lots with approximately 30 tables and 60 chairs. The proposal includes construction of a 10'-tall, 590 square-foot enclosed kitchen, a 10' - tall, 252 square-foot bathroom, and an 8'-tall, 240 square-foot storage container as well as a 6'-tall wooden fence with an entry door located at the front of the property. One of the lots is vacant, and the other lot contains an existing one-story and two-story live-work building unit which will not be altered.
	Applicant:	Tony Valdez /Coast Architecture and Design (510) 492-2022
	Owner:	Thomas Dean
	Case File Number:	PLN21166
	Planning Permits Required:	Regular Design Review for non-residential construction in an HBX Zone and Minor Conditional Use Permit for Open Non-Residential Facilities in the HBX-2 Zone
	General Plan:	Housing and Business Mix
	Zoning:	HBX-2 Zone
	Environmental Determination:	CEQA Guidelines 15301 – Existing Facilities; 15303 – New construction or conversion of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	007 056101500 is a vacant lot; 007 056101701 is a PDHP with an OCHS Rating of B-2+. Both sites are in the 18th and Campbell Brick Area of Secondary Importance
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner, Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov .

END”