

APPLICATIONS ON FILE
October 25, 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, November 11, 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:** 3425 68TH AVENUE, OAKLAND, CA 94605
APN: 037 A275501200
Proposal: To construct a new detached three-story, four-unit, multi-family building to the rear of an existing single family dwelling, resulting in five (5) total units at the site.
Applicant / Phone Number: Marco Manriquez / (510) 639-1914
Owner: Manriquez Marco A
Case File Number: PLN18183
Planning Permits Required: Regular Design Review to construct a new detached residential structure; Minor Conditional Use Permit to allow five (5) total residential units in the RM-3 zone.
General Plan: Mixed Housing Type Residential
Zoning: RM-3
Environmental Determination: 15303-New Construction of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: X
City Council District: 6
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at (510) 238-6342 or by email: Mbrenyah-addow@oaklanca.gov

2. **Location:** 142 GRAVATT DRIVE, (Vacant parcel located between 128 and 160 Gravatt Drive) OAKLAND, CA 94705
APN: 048 H760704400
Proposal: To construct a new three-story Single Family Dwelling and a Secondary Unit on a vacant down sloping parcel adjacent to 128 and 160 Gravatt Drive.
Applicant / Phone Number: Larson Shores Architecture - Carrie Shores / (510) 444-9788
Owner: Montgomery Holdings, Inc.
Case File Number: PLN19192
Planning Permits Required: Regular Design Review for construction of a new Single Family Residence with a Secondary Unit.
General Plan: Hillside Residential
Zoning: RH-4/S-9
Environmental Determination: 15303-New Construction of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: X
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at (510) 238-6342 or by email: Mbrenyah-addow@oaklanca.gov

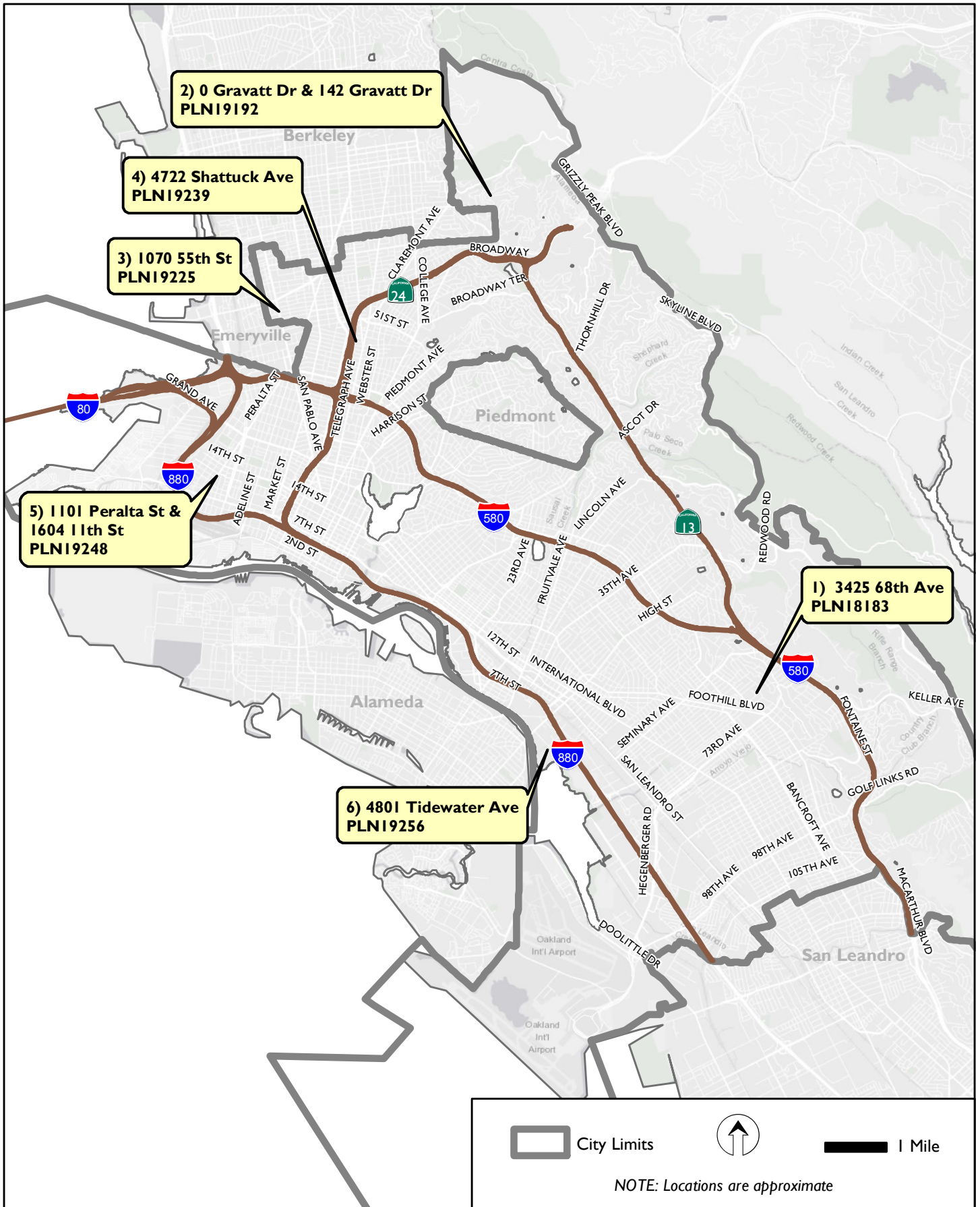
3. **Location: 1070 55TH STREET, OAKLAND, CA 94608**
 APN: 015 130800800
 Proposal: Tentative Parcel Map to convert an existing duplex into two (2) residential
 condominium dwelling units.
Applicant / Phone Number: John Gutierrez / (510) 647-0600
 Owner: B&W Assets, LLC.
 Case File Number: PLN19225
Planning Permits Required: Tentative Parcel Map convert an existing duplex into
 Condominiums units.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15315-Minor Land Divisions; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: X
 City Council District: 1
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Alexi Wordell** at (510) 238-3717 or by email:
 awordell@oaklandca.gov

4. **Location: 4722 SHATTUCK, AVENUE, OAKLAND, CA, 94609**
 APN: 013 115600801
 Proposal: Convert an existing three-unit residential building into condominiums.
Applicant / Phone Number: Indigo Design Group / (510) 697-4289
 Owner: Shattuck Avenue Apartments, LLC.
 Case File Number: PLN19239
Planning Permits Required: 1-4 Res Condo Conversion Units Tentative Parcel Map to convert an existing
 three residential apartment building into three condominiums.
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-3; CN-2
Environmental Determination: 15315-Minor Land Divisions; 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** at (510) 238-3123 or by email:
 RWysong@oaklandca.gov

5. **Location:** 1101 PERALTA STREET and 1604 11TH STREET, OAKLAND, CA 94607
 APN: 006 000701900
 Proposal: To convert an existing vacant duplex into two residential condominiums on a single lot.
Applicant / Phone Number: Bruce Loughridge / (510) 435-8786
 Owner: McGee Girthia
 Case File Number: PLN19248
Planning Permits Required: 1-4 Res Condo Conversion Units Tentative Parcel Map. To convert two existing residential units into two residential condominiums on a single lot. TPM11029.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15301(k)-Existing Facilities; and
 15183-Projects Consistent with a Community Plan or Zoning
 Historic Status: Yes, API: Oakland Point, OCHS Rating: cb-1+, 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 **Jason Madani** at **(510) 238-4790** or by email:
 jmadani@oaklandca.gov

6. **Location:** 4801 TIDEWATER AVENUE, OAKLAND, CA 94601
 APN: 034 230000700
 Proposal: The proposal is to construct 1,440 one- story office building located at the Wood Product Manufacturing site.
Applicant / Phone Number: Nastaran Mousavi / (415) 314-7386
 Owner: White Brothers
 Case File Number: PLN19256
Planning Permits Required: Regular Design Review to construct a 1,440-sq. ft. one-story office building to an existing manufacturing site.
 General Plan: EPP Planned Waterfront Development 3
 Zoning: D-CE-5
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Yes
 City Council District: 5
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Moe Hackett** at **(510) 238-3973** or by email:
 mhackett@oaklandca.gov

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Applications on File for the Week of October 25, 2019