

**APPLICATIONS ON FILE**  
**October 5, 2018**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2nd Floor**  
**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 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:**

**October 22, 2018**

**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:** 648 44TH STREET, OAKLAND, CA 94609 and  
4328 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94609  
**APNs:** 013 109402701, 013 109402800, 013 109503501  
**Proposal:** To demolish existing structures and construct a 57-unit residential building on three contiguous lots. (Project provides 5 affordable units and include density bonus and waiver for height).  
**Applicant / Phone Number:** Accel Opportunity Fund, Vii, LP / (415) 312-4494  
**Owner:** Poli Joseph A TR.  
**Case File Number:** PLN17398  
**Planning Permits Required:** Regular Design Review for new building construction.  
**General Plan:** Urban Residential  
**Zoning:** RU-4  
**Environmental Determination:** 15332-In Fill Development; 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:** 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@oaklandca.gov](mailto:mbrenyah@oaklandca.gov)

2. **Location:** 250 9TH AVENUE, OAKLAND, CA 94607  
**APN s:** 018 046501300, and 018 046501400  
**Proposal:** To create residential and commercial condominiums (air space subdivision). The new mixed use building (241 residential units and 1 commercial unit) is under construction and was approved in 2016 under Planning File PUD06010-PUDF03.  
**Applicant / Phone Number:** Ninth Avenue Partners, LLC, Frank Flores / (510) 715-3892  
**Owner:** Zarsion Ohp I LLC  
**Case File Number:** PLN17470  
**Planning Permits Required:** Tentative Parcel Map Subdivision for new residential and commercial condominiums (TPM10765).  
**General Plan:** Planned Waterfront Development  
**Zoning:** D-OTN-4 / PWD-4  
**Environmental Determination:** 15315-Minor Land Divisions; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Non-Historic Property  
**City Council District:** 2  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Mike Rivera** at (510) 238-6417 or by email: [mrivera@oaklandca.gov](mailto:mrivera@oaklandca.gov)

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3.                                   **Location:** 412 MADISON STREET, OAKLAND, CA, 94607  
  **APNs:** 001 016300100, 001 016300200, 001 016300800, 001 016300900,  
  016301000 and 001 016301100.  
  **Proposal:** To construct a seven-story building containing 157 dwelling units above ground  
  floor commercial.  
**Applicant / Phone Number:** Cole Strombom / (408) 938-6398  
  **Organization:** Swenson & Essex Property Trust  
  **Owner:** Lakeside Junk Dealers  
  **Case File Number:** PLN18084  
**Planning Permits Required:** Regular Design Review for new building construction;  
  Minor Conditional Use Permit for parking within 75 feet of the lot frontage and  
  for the C-45 Density Bonus; and  
  Tentative Parcel Map Subdivision for lot merger and one lot subdivision for  
  condominium purposes.  
  **General Plan:** EPP Mixed Use District  
  **Zoning:** C-45; S-4  
**Environmental Determination:** A CEQA Analysis was prepared for this project which concluded that the  
  Proposed project satisfies each of the following CEQA Guideline provisions:  
  Section 15183-Projects consistent with a community plan, general plan, or  
  zoning; Section 15183.3-Streamlining for Qualified infill projects; and/or  
  Sections 15168 & 15180-Projects consistent with a Redevelopment program  
  EIR; Each of which provides a separate and independent basis for CEQA  
  compliance.  
  **Historic Status:** Non-Historic Property  
  **City Council District:** 3  
  **Action to be Taken:** Pending  
  **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Peterson Vollmann** at (510) 238-6167 or by email:  
  [pvollmann@oaklandca.gov](mailto:pvollmann@oaklandca.gov)

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4.                                   **Location:** 2960 CHAPMAN STREET, OAKLAND, CA 94601  
  **APN:** 025 067101301  
  **Proposal:** To subdivide a 31,000-square foot parcel into two parcels containing two existing  
  residential buildings. (Parcel A: 20,000-sf and Parcel B: 11,000-sf). Both new  
  parcels will have direct street frontages onto E. 7th Street and Chapman Street.  
**Applicant / Phone Number:** Edmund Chute / (415) 269-5780  
  **Owner:** Mussells James H & Antoinette K  
  **Case File Number:** PLN18087  
**Planning Permits Required:** Tentative Parcel Map Subdivision to create two new parcels (TPM10796); and  
  Minor Conditional Use Permit for Subdivision between existing principal buildings.  
  **General Plan:** EPP Residential Mixed Use  
  **Zoning:** D-CE-3/S-19  
**Environmental Determination:** 15315-Minor Land Divisions; and  
  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
  **Historic Status:** OCHS Rating: Ed3  
  **City Council District:** 5  
  **Action to be Taken:** Pending  
  **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case planner **Danny Thai** at (510) 238-3584 or by email:  
  [dthai@oaklandca.gov](mailto:dthai@oaklandca.gov)

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5.                               **Location:** **BONNINGTON COURT, OAKLAND, CA 94603**  
                                      **APN:** **048G744600113**  
  *(the subject property is located approximately 330 feet north of the neighboring residence at 1 Jewell Court)*

**Proposal:** To construct a 2,834-square foot single-family dwelling on a downslope lot (42% slope gradient). The proposal also includes a Tree Permit (T1800072) for the removal of four protected trees. Bonnington Court will be a new roadway cul-de-sac serving nine parcels, located off of Thorndale Dr. and situated north of Jewell Ct. The parcel is on Assessor Records as located on Thorndale Dr.

**Applicant / Phone Number:** John Newton / (510) 526-7370  
**Owner:** Horn Kathleen & Arthur TRS.  
**Case File Number:** **PLN18233**

**Planning Permits Required:** Regular Design review for new building construction; and Minor Variance to exceed the building height (18' permitted, 20'-7" proposed) allowed for downslope lots (exceeding 20% slope gradient).

**General Plan:** Hillside Residential  
**Zoning:** RH-4/S-9/S-11

**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 **Caesar Quitevis** at **(510) 238-6343** or by email: [cquitevis@oaklandca.gov](mailto:cquitevis@oaklandca.gov)

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6.                               **Location:** **BONNINGTON COURT, OAKLAND, CA 94603**  
                                      **APN:** **048G744600107**  
  *(the subject property is located approximately 372 feet north of the neighboring residence at 1 Jewell Court)*

**Proposal:** To construct a 2,588-square foot single family dwelling on a downslope lot (41% slope gradient) lot. The proposal also includes Tree Permit (T1800090) for the removal of seven protected trees. Bonnington Court will be a new roadway cul-de-sac serving nine parcels located off of Thorndale Dr. and situated north of Jewell Ct. The parcel is on Assessor Records as located on Thorndale Dr.

**Applicant / Phone Number:** John Newton / (510) 526-7370  
**Owner:** Horn Kathleen & Arthur TRS.  
**Case File Number:** **PLN18265**

**Planning Permits Required:** Regular Design review for new building construction.  
**General Plan:** Hillside Residential  
**Zoning:** RH-4/S-9/S-11

**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 **Caesar Quitevis** at **(510) 238-6343** or by email: [cquitevis@oaklandca.gov](mailto:cquitevis@oaklandca.gov)

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7.                               **Location: 0 CHARING CROSS ROAD, OAKLAND, CA, 94603**  
                                      **APN: 048H762003700**  
  *(the subject property is located between the neighboring residences at 6722 and 6750 Charing Cross Road)*  
**Proposal:** To construct a 3,385-square foot single family dwelling on a downslope lot (69% slope gradient).  
**Applicant / Phone Number:** Jintang Zhang / (510) 759-4149  
                                      **Organization:** FTCC LLC  
  **Owner:** Ling Lucy S & Zhang Jintang Etal  
                                      **Case File Number: PLN18269**  
**Planning Permits Required:** Regular Design Review for new building construction.  
                                      **General Plan:** Hillside Residential  
  **Zoning:** RH-4; RH-4/S-10  
**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:** 1  
                                      **Action to be Taken:** Pending  
                                      **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Caesar Quitevis** at **(510) 238-6343** or by email: [cquitevis@oaklandca.gov](mailto:cquitevis@oaklandca.gov)

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8.                               **Location: BONNINGTON COURT, OAKLAND, CA 94603**  
                                      **APN: 048G744600108)**  
  *(the subject property is located approximately 392 feet north of the neighboring residence at 1 Jewel Court)*  
**Proposal:** To construct a 2,717-square foot single family dwelling on a downslope lot. (49% slope gradient). The proposal also includes Tree permit (T1800098) for the removal of two Redwood trees from the lot. Bonnington Court will be a new roadway cul-de-sac serving nine parcels, located off of Thorndale Dr. and situated north of Jewell Ct. The parcel is currently on Assessor Records as located on Thorndale Dr.  
**Applicant / Phone Number:** John Newton / (510) 847-4108  
  **Owner:** Horn Kathleen & Arthur TRD  
                                      **Case File Number: PLN18296**  
**Planning Permits Required:** Regular Design Review for new building construction; and Minor Conditional Use Permit to allow for a 38% allowed maximum height on a downslope lot of greater than 40%.  
                                      **General Plan:** Hillside Residential  
  **Zoning:** RH-4/S-9/S-11  
**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 **Caesar Quitevis** at **(510) 238-6343** or by email: [cquitevis@oaklandca.gov](mailto:cquitevis@oaklandca.gov)

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9.                   **Location:** 9401, 9409, 9437 INTERNATIONAL BLVD, OAKLAND, CA 94603  
                      **APNs:** 044 496700100, 044 496700200, 044 496700300, 004 496700402,  
                      044 496700403, 044 496700500, 004 496700701, 044 496700900.  
                      **Proposal:** To construct a four-story mixed use building consisting of 55 affordable housing units with 2,400 square feet of ground floor retail area. The project includes merging the existing eight parcels into one new parcel, and a Tree Protection Permit for Street trees within 10 feet of construction.
- Applicant / Phone Number:** Howai Lai / (510) 836-6688  
                      **Organization:** Yhla Architects  
                      **Owner:** City of Oakland Redevelopment Agency  
                      **Case File Number:** PLN18399
- Planning Permits Required:** Regular Design Review for new building construction; and Tentative Parcel Map Subdivision for lot merge (TPM 10917).  
                      **General Plan:** Mixed Housing Type Residential; and Neighborhood Center Mixed Use  
                      **Zoning:** CN-3
- Environmental Determination:** 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
- Historic Status:** ASI: East 14th, 88th-94th Avenue, OCHS Rating, Dc2+  
                      **City Council District:** 7  
                      **Action to be Taken:** Pending  
                      **Finality of Decision:** Appealable to Planning Commission
- For Further Information:** Contact case Planner **Michael Bradley** at (510) 238-6935 or by email: [mbradley@oaklandca.gov](mailto:mbradley@oaklandca.gov)

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