

APPLICATIONS ON FILE
November 1, 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 18, 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:** 555 56TH STREET, OAKLAND, CA 94609
APN: 014 122204100
Proposal: Revision to PLN15280 to add approximately 450 square-feet to the upper-story of a two-story 2,034 sf residence. The addition is over the attached garage located at the south-east interior side property line. No change to building footprint.
Applicant / Phone Number: Ken Newton / (510) 485-2755
Owner: Grimsley Tobias
Case File Number: PLN15280-R01
Planning Permits Required: Regular Design Review, new construction of a residence. Minor Variance to reduce rear yard where 15 ft. is required and 3 ft. is proposed, and a front yard setback where 20 ft. is required and 10 ft. is proposed.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: OCHS Rating: 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 **Moe Hackett** at (510) 238-3973 or by email: mhackett@oaklandca.gov

2. **Location:** 869 22ND STREET, OAKLAND, CA 94607
APN: 003 002901800
Proposal: To construct a new two-story 2,027-square-foot single-unit residence on a vacant parcel.
Applicant / Phone Number: Yung Chen / (415) 713-9243
Owner: Truong De A
Case File Number: PLN18485
Planning Permits Required: Regular Design Review for the construction of a new dwelling unit.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: ASI: Curtis and Williams Tract, OCHS Rating: X-Vacant Lot
City Council District: 3
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

3. **Location:** 11880 SKYLINE BOULEVARD, OAKLAND, CA 94619
APN: 037 A314908002
Proposal: To construct a new mixed use development involving 20 residential units on the upper level and approximately 3,000 square feet of ground floor of commercial space and 20 off-street parking spaces.
Applicant / Phone Number: Brad Dickason Skyline Redwood, LLC. / (415) 420-8239
Owner: Hadjian Simin & Payvand Etal
Case File Number: PLN19004
Planning Permits Required: Regular Design Review for new construction.
General Plan: Neighborhood Center Mixed Use
Zoning: CN-3
Environmental Determination: Exempt Section 15332, Infill Development; 15183-Projects Consistent with a Community Plan, General Plan or Zoning.
Historic Status: OCHS Rating: 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 **Maurice Brenyah-Addow** at (510) 238-6342 or by email: mbrenyah@oaklandca.gov

4. **Location:** 5359 BOYD AVENUE, OAKLAND, CA 94618
APN: 014 125300900
Proposal: Scope of work will abate CE 190116 and includes the following 1. Perimeter Seismic retrofit foundation upgrade (raising structure 2' or <24" in height) 2. Create new 8'-10' ground floor habitable space 3. Addition of Dormers at Gable roof to create an increase in habitable space at the attic level. 4. Minor Variance to raise the existing structure within a required interior side yard setback (2'-6" proposed, whereas 4' is required).
Applicant / Phone Number: Bill Wong / (510) 717-2228
Owner: Namc Holding LLC. & Jing Yi Construction Inc.
Case File Number: PLN19117
Planning Permits Required: Regular Design Review for the following: 1. Perimeter Seismic retrofit foundation upgrade (raising structure 2' or <24" in height) 2. Create new 8'-10' ground floor habitable space 3. Addition of Dormers at Gable roof to create an increase in habitable space at the attic level Minor Variance Minor Variance to raise the existing structure within a required interior side yard setback (2'-6" proposed, whereas 4' is required).
General Plan: Mixed Housing Type Residential
Zoning: RM-1
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: Yes, ASI: Hudson and Shafter, OCHS Rating: D2+
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:** **605 57TH STREET, OAKLAND, CA 94609 and**
 5699 SHATTUCK AVENUE, OAKLAND, CA 94609

APN: 015 127900100

Proposal: The applicant proposes to convert an existing two-story church structure with two dwelling units located on the side corner property line into a residential facility by adding an additional unit, for a total of three dwelling units. The existing duplex does not provide any parking spaces at the site. The project will include a new driveway off Shattuck Avenue to provide one, on-site parking space, by providing 10-foot separation between driveways.

Applicant / Phone Number: John Newton / (510) 847-4108

Owner: Elephant Head Investments II, LLC.

Case File Number: PLN19188

Planning Permits Required: Regular Design Review to convert an existing front church building into additional residential units (for a total of three units on site).
 Minor Variance to convert an existing church structure located on side property line into new residential unit.

General Plan: Mixed Housing Type Residential

Zoning: RM-4

Environmental Determination: 15303-New Construction or Conversion of Small Structures; and
 15183-Projects Consistent with a Community Plan or Zoning

Historic Status: OCHS Rating: C3

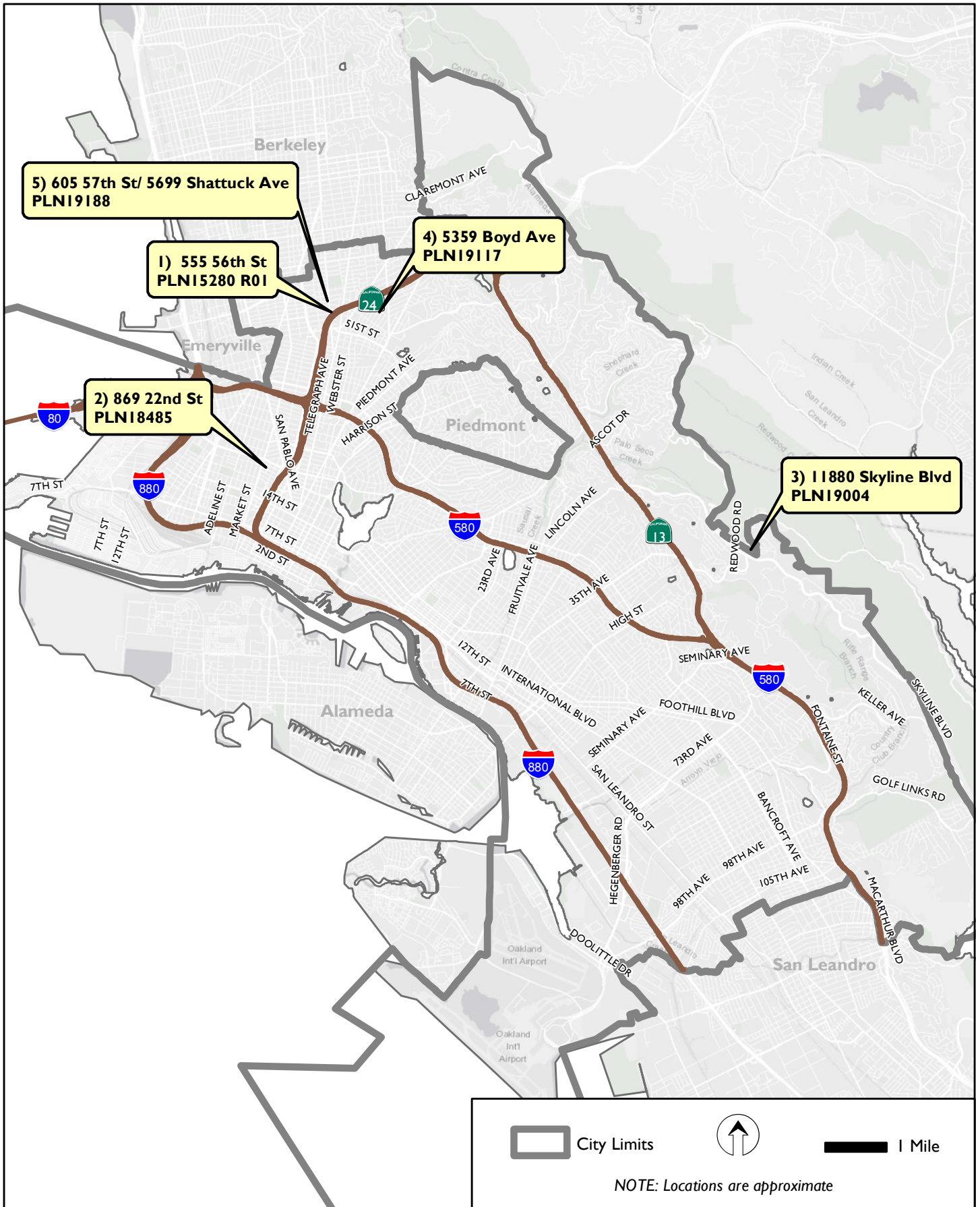
City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Michele Morris** at **(510) 238-2235** or by email:
 Mmorris2@oaklandca.gov

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Applications on File for the Week of November 1, 2019