

APPLICATIONS ON FILE
November 2, 2018

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

November 19, 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:** 5319 SHAFTER AVENUE, OAKLAND, CA 94618
APN: 014 125402100
Proposal: To construct a second story addition over 1,296 square feet to existing one-story single family residence. The project also includes the removal of the rear detached trellis.
Applicant / Phone Number: Amanda Wollman / (415) 346-9990
Owner: Donelan James M
Case File Number: PLN18126
Planning Permits Required: Regular Design Review for building addition over 1,000 square feet.
General Plan: Mixed Housing Type Residential
Zoning: RM-1
Environmental Determination: 15301-Existing Facilities; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: 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 **Danny Thai** at (510) 238-3584 or by email: dthai@oaklandnet.com

2. **Location:** 0 WYMAN STREET, OAKLAND, CA 94608
APN: 036 250303200 (*the subject property is located across the street from the neighboring residence at 3368 Wyman St*)
Proposal: To construct a 1,592-square foot single family dwelling and an 800 square foot Secondary Unit (In-Law Unit) on a vacant upslope lot.
Applicant / Phone Number: Geoff Chapman / (213) 359-6099
Owner: Teklemariam Debesay
Case File Number: PLN18158
Planning Permits Required: Regular Design Review for construction of a single-family dwelling.
General Plan: Detached Unit Residential
Zoning: RD-1
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: 6
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@oaklandnet.com

3. **Location:** **6682 BANCROFT AVENUE, OAKLAND, CA 94605**
 APN: **039 327500803**
Proposal: To remodel ground floor commercial space into a limited service restaurant; and construct a two-story rear addition containing two dwelling units.
Applicant / Phone Number: Bryan Carino / (415) 756-4260
 Organization: Ashbury Homes, Inc.
 Owner: Matthew Wren
 Case File Number: **PLN18211**
Planning Permits Required: Regular Design Review for façade improvements and building addition of two dwelling units.
 General Plan: Community Commercial
 Zoning: CC-2
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: 6
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Gregory Qwan** at **(510) 238-2958** or by email: gqwan@oaklandnet.com

4. **Location:** **6804 SNAKE ROAD, OAKLAND, CA 94611**
 APN: **048E733408401**
Proposal: To construct an additional 1,611 square foot deck to the existing 401 square foot deck for a single-family residence.
Applicant / Phone Number: Justin Dawson / (510) 821-2319
 Owners: Vera Silvestre & Henderson Rhonda
 Case File Number: **PLN18243**
Planning Permits Required: Regular Design Review for footprint building addition over 1,000 square feet.
 General Plan: Hillside Residential
 Zoning: RH-4/S-9
Environmental Determination: 15301-Existing Facilities; 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 **Moe Hackett** at **(510) 238-3973** or by email: mhackett@oaklandnet.com

5. **Location:** 362 FAIRMOUNT AVENUE, OAKLAND, CA 94611
 APN: 010 080502300
Proposal: To construct a 651-square foot second story addition to an existing single family home. The project includes alterations to the existing driveway and interior remodel.

Applicant / Phone Number: Tom Mccollum / (510) 708-4337
Owners: Levine Daniel R & Bathey Shimathi B TRS
Case File Number: PLN18300

Planning Permits Required: Regular Design Review for residential building addition and alteration; and Minor Variances for 1) to continue the non-conforming wall at the staircase where a three-foot interior side setback is required and one foot is proposed; and 2) to propose a compact parking space (15' X 7.5') where a regular parking space (8.5' X 18') is required within the property.

General Plan: Mixed Housing Type Residential
Zoning: RM-3

Environmental Determination: 15301-Existing Facilities; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCHS Rating, D3
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Brittany Lenoir** at (510) 238-4977 or by email: blenoir@oaklandnet.com

6. **Location:** 3324 KEMPTON AVENUE, OAKLAND, CA, 94611
 APN: 010 080802200
Proposal: To convert basement into a new residential dwelling, located on an existing three story single family residence. The project will not involve the expansion of the building envelope or footprint. All building exterior treatments, materials and details to remain intact or replaced to match historic architecture. The existing two-tandem parking spaces for the existing residence will remain on the driveway.

Applicant / Phone Number: Abraham Zavala / (650) 553-4031
Owners: Stephen Homs And Sigrid Dedo
Case File Number: PLN18327

Planning Permits Required: Regular Design Review to construct a residential unit; and Minor Variance for 0 parking space where 1 non-tandem space is required for the proposed residential unit.

General Plan: Mixed Housing Type Residential
Zoning: RM-3

Environmental Determination: 15301-Existing Facilities; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCHS Rating, B-2+
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission

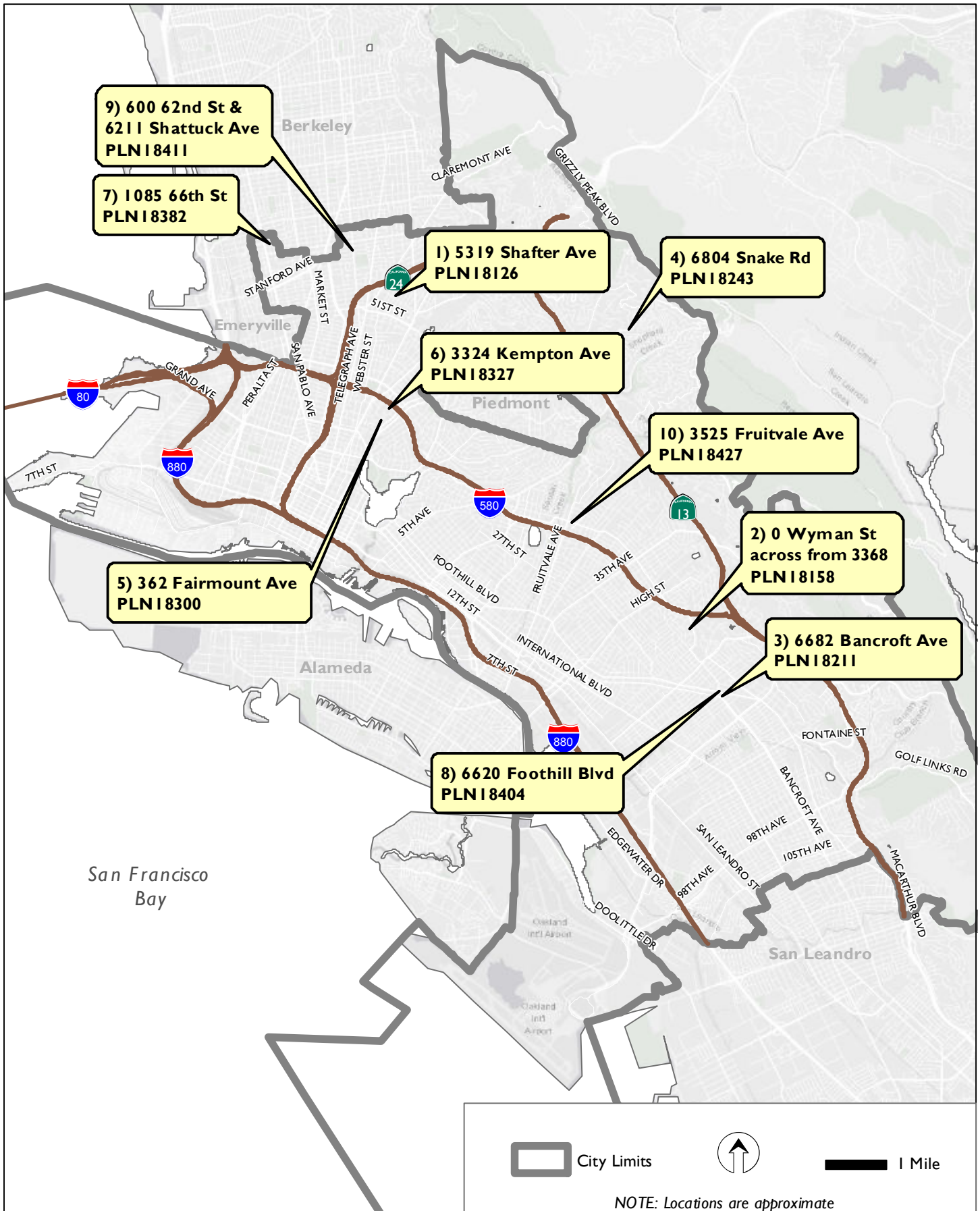
For Further Information: Contact case Planner **Moe Hackett** at (510) 238-3973 or by email: mhackett@oaklandnet.com

7. **Location:** 1085 66TH STREET, OAKLAND, CA 94608
 APN: 016 145302500
 Proposal: To construct a 1,290-square foot two story addition to the existing 752-square foot single family residence. The project includes excavation of basement to create an additional 880-square foot of habitable floor area, and alterations to the main floor of the residence.
Applicant / Phone Number: Denise Omara / (925) 699-0458
 Owner: Newline Properties and Investments
 Case File Number: PLN18382
Planning Permits Required: Regular Design Review for building addition over 1,000 square feet.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15301-Existing Facilities; 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 **Robert Smith** at **(510) 238-5217** or by email: rsmith3@oaklandnet.com

8. **Location:** 6620 FOOTHILL BOULEVARD, OAKLAND, CA 94605
 APN: 039 327901302
 Proposal: To construct a two-story mixed use building on a vacant 15,000-square foot interior parcel. The ground floor consists of four commercial spaces ranging from 850-square feet to 3,540-square feet in area. The upper floor consists of four residential units with 3 bedrooms each ranging from 1,100 square feet to 1,200-square feet in area. The project includes 20 off-street parking spaces and group open spaces.
Applicant / Phone Number: Bill Wong / (510) 717-2228
 Owner: Lucky Four Oakland LLC
 Case File Number: PLN18404
Planning Permits Required: Regular Design Review for new building construction; and Minor Conditional Use Permit for a consumer service coin laundry activity.
 General Plan: Community Commercial
 Zoning: CC-2
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: 2
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Jose Herrera** at **(510) 238-3808** or by email: jherrera@oaklandnet.com

9. **Location:** 600 62nd STREET, OAKLAND, CA 94609 and
 6211 SHATTUCK AVENUE, OAKLAND, CA 94609
 APN: 015 136300400
 Proposal: To convert two existing buildings into two condominiums, located on a single
 parcel. One building is commercial (retail) and the other is residential (1-unit).
Applicants/ Phone Number: Amz Holdings LLC & Kantor Family Trust / (510) 333-4488
 Owner: Porter Pamela D
 Case File Number: PLN18411
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion (TPM10774).
 General Plan: Mixed Housing Type Residential
 Zoning: RM-4
Environmental Determination: 15315-Minor Land Divisions
 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 **Brittany Lenoir** at (510) 238-4977 or by email:
 blenoir@oaklandnet.com

10. **Location:** 3525 FRUITVALE, AVE, Oakland, CA, 94602
 APN: 029A130201800
 Proposal: To operate separate alternative ground floor uses (i.e., Limited Service
 Restaurant and Café and Group assembly) within an existing commercial
 building. The restaurant and café would be located on the street frontage and
 covers approximately 2,500 square-feet of floor area, and the group assembly
 space would be in the rear of the building and occupies approximately
 4,000 square-feet of floor area. The existing upper floor is not included as part
 of this proposal. The project also includes a separate Tree Protection Permit
 (T1800141) for construction within 10 feet from the protected street trees.
Applicant / Phone Number: Camille Layli Desai / (951) 218-8001
 Owners: Desai Rishi & Camille
 Case File Number: PLN18427
Planning Permits Required: Minor Conditional Use Permit for Limited Service Restaurant and Café &
 Group Assembly, located on the ground floor in the CN-1 Zone; and
 Regular Design Review regular for building façade alterations.
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-1
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating, *3 (built 1946)
 City Council District: 4
 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@oaklandnet.com



Applications on File for the Week of November 2, 2018

