

APPLICATIONS ON FILE
November 9, 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 26, 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:** 2588 SCOUT ROAD, OAKLAND, CA 94603
 APN: 048D725100601 *(the subject property is located approximately 29 feet north of the intersection of Scout Road and Ascot Drive)*
 Proposal: To construct a 3,096-square foot three-story detached single family residence on a 72% upslope, vacant parcel. The project also relates to a Tree Protection Permit (T180077) to remove four protected Oak trees.
Applicant / Phone Number: Barry Bhangoo / (510) 303-1917
 Owner: Barry Bhangoo / BDR Partners LLC
 Case File Number: PLN18246
Planning Permits Required: Regular Design Review for new residential construction.
 General Plan: Hillside Residential
 Zoning: RH-3/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: 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@oaklandnet.com

2. **Location:** 2578 SCOUT ROAD, OAKLAND, CA 94603
 APN: 048D725100701 *(the subject property is located approximately 58 feet north of the intersection of Scout Road and Ascot Drive)*
 Proposal: To construct a 3,014-square foot three-story detached single family residence on a 66% upslope, vacant parcel. The project also relates to a Tree Protection Permit (T1800142) to remove one multi-trunk protected Oak tree.
Applicant / Phone Number: Barry Bhangoo / (510) 303-1917
 Owner: Barry Bhangoo / BDR Partners LLC
 Case File Number: PLN18262
Planning Permits Required: Regular Design Review for new residential construction.
 General Plan: Hillside Residential
 Zoning: RH-3/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: 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@oaklandnet.com

3. **Location:** 424 28TH STREET, OAKLAND, CA 94609
 APN: 009 068800600
Proposal: To construct a seven-story residential building on a vacant 10,150-square foot interior parcel. The building consists of 36 residential units with six-studio; eight- one bedroom; and twenty two-two bedroom units ranging from 489-square foot to 1,210-square foot in area. The project contains four affordable moderate income units including concession for overall building height and reduction in the number of parking spaces per Density Bonus regulations. The project includes 21 off-street parking spaces at first and second floor level.

Applicant / Phone Number: Christian Mirner / (925) 788-2474
Owner: 424 28th Street LLC
Case File Number: PLN18329
Planning Permits Required: Regular Design Review for new multi-family residential construction.
General Plan: Community Commercial
Zoning: CC-2
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: 3
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@oaklandet.com

4. **Location:** 3408 MARTIN LUTHER KING JR WAY, OAKLAND, CA 94609
 APN: 009 073702400
Proposal: To operate a Café on the ground floor of a commercial building.

Applicant / Phone Number: Salah Khulaqi / (510) 561-2345
Owner: Ahmed Mohamed A TR
Case File Number: PLN18398
Planning Permits Required: Minor Conditional Use Permit for a Limited Service Restaurant & Cafe in the RU-1 Zone.
General Plan: Urban Residential
Zoning: RU-1
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: 3
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

5. **Location:** 1017 107TH AVENUE, OAKLAND, CA 94603
APN: 045 520301102 *(the subject property is located adjacent to 1015 107th Avenue)*
Proposal: To construct a two-story 2,027-square foot single family residence on a vacant lot.
Applicant / Phone Number: Ben Dianda / (925) 223-8900
Owner: Ira Services Custdn Fbo Engelman Mark
Case File Number: PLN18414
Planning Permits Required: Regular Design Review for new residential construction.
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: 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@oaklandnet.com

6. **Location:** 3103 MYRTLE STREET, OAKLAND, CA 94608 and 3105 SAN PABLO AVENUE, OAKLAND, CA 94608
APN: 005 046700500
Proposal: A Master Sign Program for 426.5 square feet of sign area for a new grocery store.
Applicant / Phone Number: Dickson Keyser / (925) 444-2029
Owner: 3103 Myrtle LLC
Case File Number: PLN18434
Planning Permits Required: Minor Conditional Use Permit for a Master Sign Program.
General Plan: Community Commercial
Zoning: CC-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: 3
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

7. **Location:** 3417 SALISBURY STREET, OAKLAND, CA 94601

APN: 027 087900103

Proposal: To subdivide a parcel into two new parcels and create a shared access driveway. Parcel 1 will contain the existing one-family dwelling, and Parcel 2 will contain the existing four-unit multifamily dwelling.

Applicant / Phone Number: John Heckel, Heritage Bay Investment, LLC / (669) 400-1613

Owner: Heritage Bay Investments, LLC

Case File Number: PLN18400

Planning Permits Required: Tentative Parcel Map Subdivision to subdivide a parcel into two new parcels (TPM10919); and
Minor Conditional Use Permit for a subdivision between existing buildings, and new shared access driveway.

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: Non-Historic Property

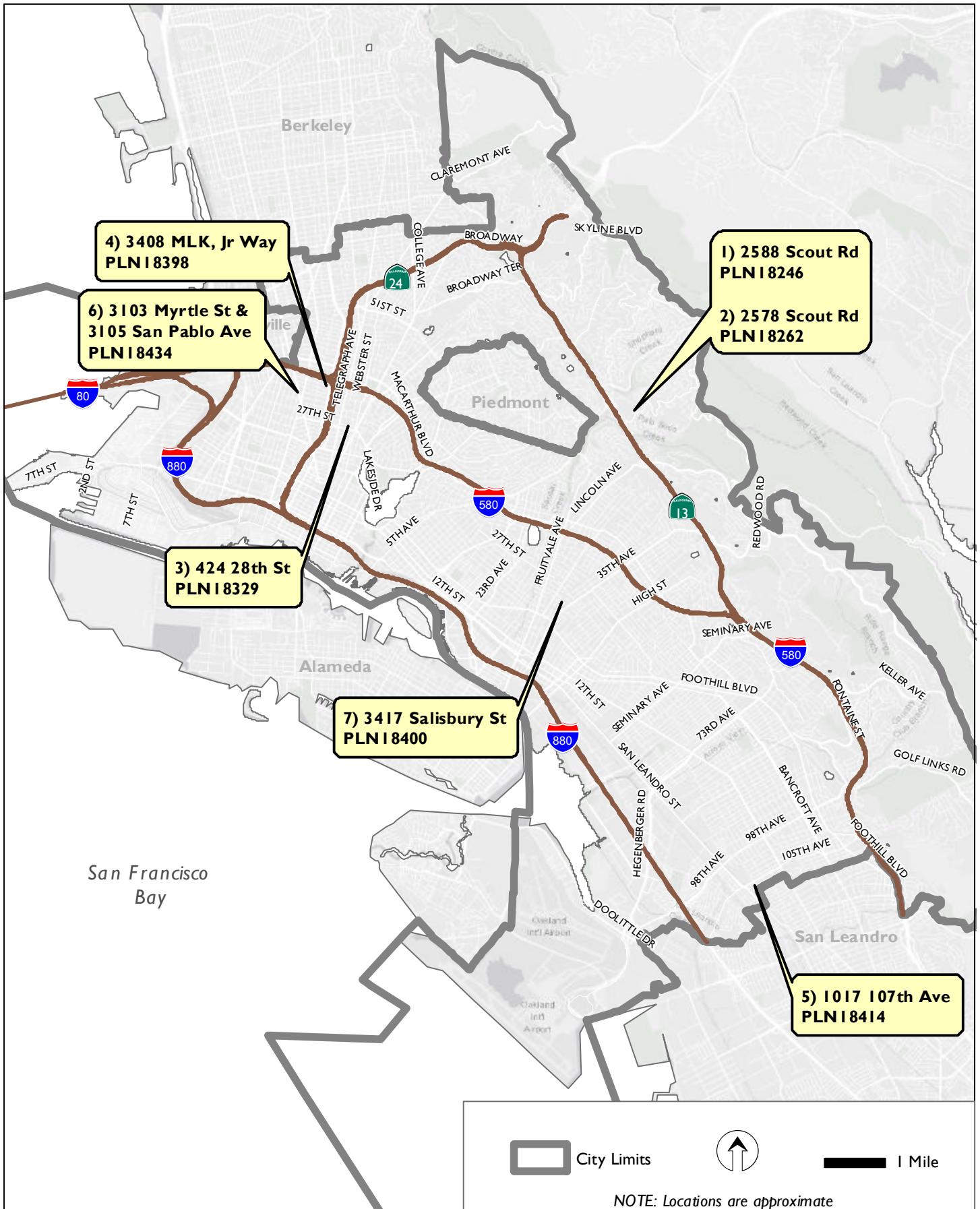
City Council District: 5

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@oaklandnet.com

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Applications on File for the Week of November 9, 2018

