

**APPLICATIONS ON FILE**  
December 20, 2019

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2114  
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:**

**Monday, January 6, 2020**

**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:** 1057 98<sup>TH</sup> AVENUE, OAKLAND, CA 94603  
**APN:** 044 497801205  
**Proposal:** To completely demolish an existing church and rebuild a new church of approximately 3,696 square feet with site upgrades, including new paving and landscaping.  
**Applicant / Phone Number:** Leandre Davis / (415) 672-6066  
**Owner:** Elmhurst Congregation Jehovah's Witnesses  
**Case File Number:** PLN18315  
**Planning Permits Required:** Regular Design Review for new construction and a Minor Conditional Use Permit for a Community Assembly Civic Activity in the RM-1 and RM-4/C Zones.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-1/ and RM-4/C  
**Environmental Determination:** 15302-Replacement or Reconstruction; and 15183-Projects Consistent with a Community 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 **Brittany Lenoir** at (510) 238-4977 or by email: [BLenoir@oaklandca.gov](mailto:BLenoir@oaklandca.gov)

2. **Location:** 2825 PARKER AVENUE, OAKLAND, CA 94605  
**APN:** 040A341002400  
**Proposal:** Scope of work includes the construction of a two-story duplex at the rear of a lot containing a detached single family residence (SFR). The project results in three-units of the parcel. Each unit will have an individual parking space and open space.  
**Applicant / Phone Number:** Derek Tjoe / (415) 480-0376  
**Owner:** Crowd Fund Investment Group, LLC.  
**Case File Number:** PLN19196  
**Planning Permits Required:** Regular Design Review for the construction of a duplex to the rear of an existing Single Family Residence (SFR). Results in three-units in the parcel. Minor Conditional Use Minor Conditional Use Permit (CUP) to allow the density at 1 unit per 1,500 square-foot of lot.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** RM-3; CN-3  
**Environmental Determination:** 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Historic District: No, 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 **Jose Herrera** at (510) 238-3808 or by email: [jherrera@oaklandca.gov](mailto:jherrera@oaklandca.gov)

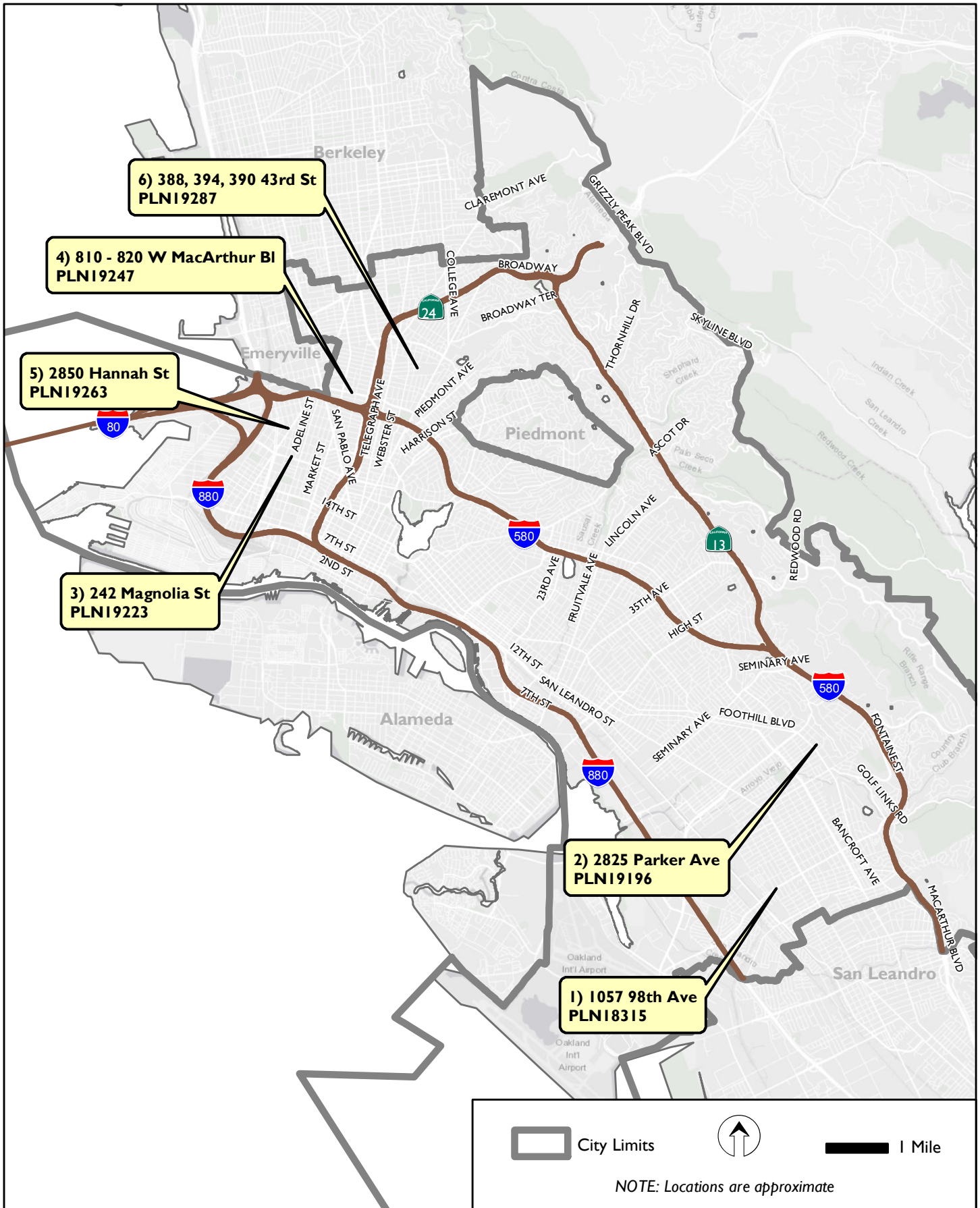
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3.                   **Location:** 2242 MAGNOLIA STREET, OAKLAND, CA 94607  
                      **APN:** 005 042602201  
                      **Proposal:** DR to construct 13 new town house, by providing 7 parking spaces on a vacant 16,031sq/ft. parcel.  
**Applicant / Phone Number:** Lauren Harvey / (781) 385-0390  
                      **Owner:** Kask Development li, LLC. C/O Albert Sukoff  
                      **Case File Number:** PLN19223  
**Planning Permits Required:** Minor Conditional Use to construct 13 new town houses.  
  Minor Design Review to construct 13 new town houses.  
                      **General Plan:** Housing and Business Mix  
                      **Zoning:** HBX-4  
**Environmental Determination:** 15332-In Fill Development  
  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                      **Historic Status:** 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 **Jose Herrera** at **(510) 238-3808** or by email:  
  [jherrera@oaklandca.gov](mailto:jherrera@oaklandca.gov)

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4.                   **Location:** 810 - 820 W MACARTHUR BOULEVARD, OAKLAND, CA 94608  
                      **APN:** 012 095900903  
                      **Proposal:** To demo one-story commercial building (Big O Tire store), and construct a three-story 21-unit residential facility with open parking area.  
**Applicant - Owner/ Phone Number:** Claire Wang For Ruiz Capital / (347) 558-5878  
                      **Owner:** 820 Macarthur, LLC.  
                      **Case File Number:** PLN19247  
**Planning Permits Required:** Regular Design Review New residential construction. Minor Variance To reduce courtyard separation between buildings where 40 ft. is required and \_\_\_ is proposed. Note: The maximum 30-foot building height along the rear and adjacent to the RM Zone may require a portion of the new building to be setback at a ratio of 1:1 (additional) from the rear 10 foot (see building at 811 Apgar St).  
                      **General Plan:** Urban Residential; Mixed Housing Type Residential  
                      **Zoning:** RU-5; RM-2; RU-4  
**Environmental Determination:** \*To Be Determined  
                      **Historic Status:** Yes, 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 **Jose Herrera** at **(510) 238-3808** or by email:  
  [jherrera@oaklandca.gov](mailto:jherrera@oaklandca.gov)





## Applications on File for the Week of December 20, 2019