

APPLICATIONS ON FILE
December 21, 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:

January 7, 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:** 5940 COLLEGE AVENUE, OAKLAND, CA 94618
APN: 014 126604800
Proposal: Revision to amend approved Planning application (PLN16139-R01-R01/CM79361) to expand/occupy a 360-square foot commercial space adjacent to the existing "Golden Squirrel" restaurant to operate as a private event space to serve small birthday parties, graduation, business conferences and similar auxiliary activities related to restaurant. No change to any conditions of approval, just expansion into adjacent space.
Applicant / Phone Number: Chris Foott / (510) 368-4431
Owner: San Francisco Property Management Company Inc.
Case File Number: PLN16139-R01-R01-R01
Planning Permits Required: Revision to Conditional Use Permit.
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: 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@oaklandnet.com

2. **Location:** 833 34TH STREET, OAKLAND, CA 94602
APN: 009 072403600
Proposal: Construction a two-story single family residence with an attached secondary unit on a vacant lot 3,186-square foot parcel.
Applicant - Owner/ Phone Number: Neil Hadfield / (415) 395-6081
Owner: H & C Real Estate Developers
Case File Number: PLN18425
Planning Permits Required: Regular design Review for a new SFD.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15303- New Construction or Conversion of Small Structures 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: Area of Secondary Importance; Area of Secondary Importance (Herbert Hoover School Neighborhood)
City Council District: 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@oaklandnet.com

3.

Location: 230-240 WEST MACARTHUR BOULEVARD, OAKLAND, CA 94611

APNs: 012 098602501, 012 098602800

Proposal: The previous Planning application (PLN17257) approval has been revised as follow: The proposal is two merge two existing parcels into one parcel for a total of 23,540 square feet, and demolish an existing gas station/ auto body shop building. The Project development includes a 57- units, six-story mixed use residential development over approximately 5,424 square feet of ground floor commercial/retail space. The Project includes 74 parking stalls (60 spaces in a multi-parking lift system and 14 standard) in a ground-level parking garage. Group usable open space consists of the roof deck (4,400 sf.) and a podium-level open space (1,280 sf.). Of the 57 dwelling units, 46 would have private balconies, comprising of 9,500 square feet of usable open space. Private balconies are proposed for 10 units on the podium level (averaging 200 sf.); seven units on Level 3 (250 sf. each); eleven units on level 4 (90 sf. each); nine units on Level 5 (110 s. each); and nine units on Level 6 (110 sf. each). The ground floor ceiling height is raised by 3'. Floor to floor heights of upper Levels are reduced to maintain maximum building height of 75'. Mezzanine (3,090 sf.) added to ground floor for resident storage lockers. The ground floor Exterior features consist of stone veneer with aluminum storefront windows and doors. Back-lit metal signage would be erected on the West MacArthur Blvd. frontage and the frontages on Piedmont Avenue and Howe Street; each frontage would include a dedicated commercial door to accommodate three different commercial tenants. The exterior of Level 2 features cedar siding, while the floors above are addressed with cement board shingle siding and exterior plaster trim. Residential windows are vinyl; private balconies are surrounded by steel cable guardrails. The project will include 35% density bonus under Density Bonus Regulations, and would provide 11% of its units to very Low-Income Households.

Applicant / Phone Number: Bayrock Multifamily, LLC / (510) 969-2323

Owner: Poywing Glen & Elizabeth

Case File Number: PLN17257-R01

Planning Permits Required: Regular Design Review for new construction; and Tentative Parcel Map Subdivision to merge two lots into one lot, and for 57 residential and three commercial condominiums (TPM10775).

General Plan: Institutional; Neighborhood Center Mixed Use

Zoning: CN-2/D-KP-3

Environmental Determination: Addendum to the Kaiser Permanente Oakland Medical Center Kaiser Master Plan and Project EIR. State CEQA Guidelines Section 15183: Project Consistent with a Community Plan, or Zoning. A CEQA analysis supporting the addendum and Streamlining for Infill Projects was prepared and published on April 27,2018 and approved by Planning Bureau on June 15, 2018.

Historic Status: Non-Historic Property

Service Delivery District: 2

City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

4. **Location:** 671 24TH STREET, OAKLAND, CA 94612
 APN: 008 066301700
 Proposal: To construct a fourth level building addition of five residential units to an approved project for 13 Live/Work units within the existing envelope of a building.
Applicant / Phone Number: 671 24th Street, LLC / (917) 208-7383
 Owner: 671 24th Street, LLC
 Case File Number: PLN17490
Planning Permits Required: Regular Design Review construction of new residential units; and Minor Variance for an open space dimension of 10' where 15' is required on the ground floor group open space (440 square feet).
 General Plan: Urban Residential
 Zoning: RU-1
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: B
 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:** 3103 CHAMPION STREET, OAKLAND, CA 94602
 APN: 028 090001100
 Proposal: To subdivide one (1) lot into two (2) new lots, with each of the new lots containing an existing residential building.
Applicant / Phone Number: Don Busk / (760) 224-9815
 Owner: Busk John D Heirs of Est.
 Case File Number: PLN18221
Planning Permits Required: Tentative Parcel Map Subdivision to subdivide a parcel into two new parcels (TPM10853); and Minor Conditional Use Permit for a lot subdivision between two (2) existing buildings.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-3
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: 5
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Heather Klein** at **(510) 238-3659** or by email: hklein@oaklandnet.com

6. **Location:** 362 FAIRMOUNT AVENUE, OAKLAND, CA 94611
 APN: 010 080502300
Proposal: To construct a 651-square foot third story addition to a single family residence. The project includes interior remodeling as well as alterations to the existing driveway.
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 building alterations and additions; 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) a compact off-street parking space (15' X 7.5') where a regular parking space (8.5' x 18') is required.
 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

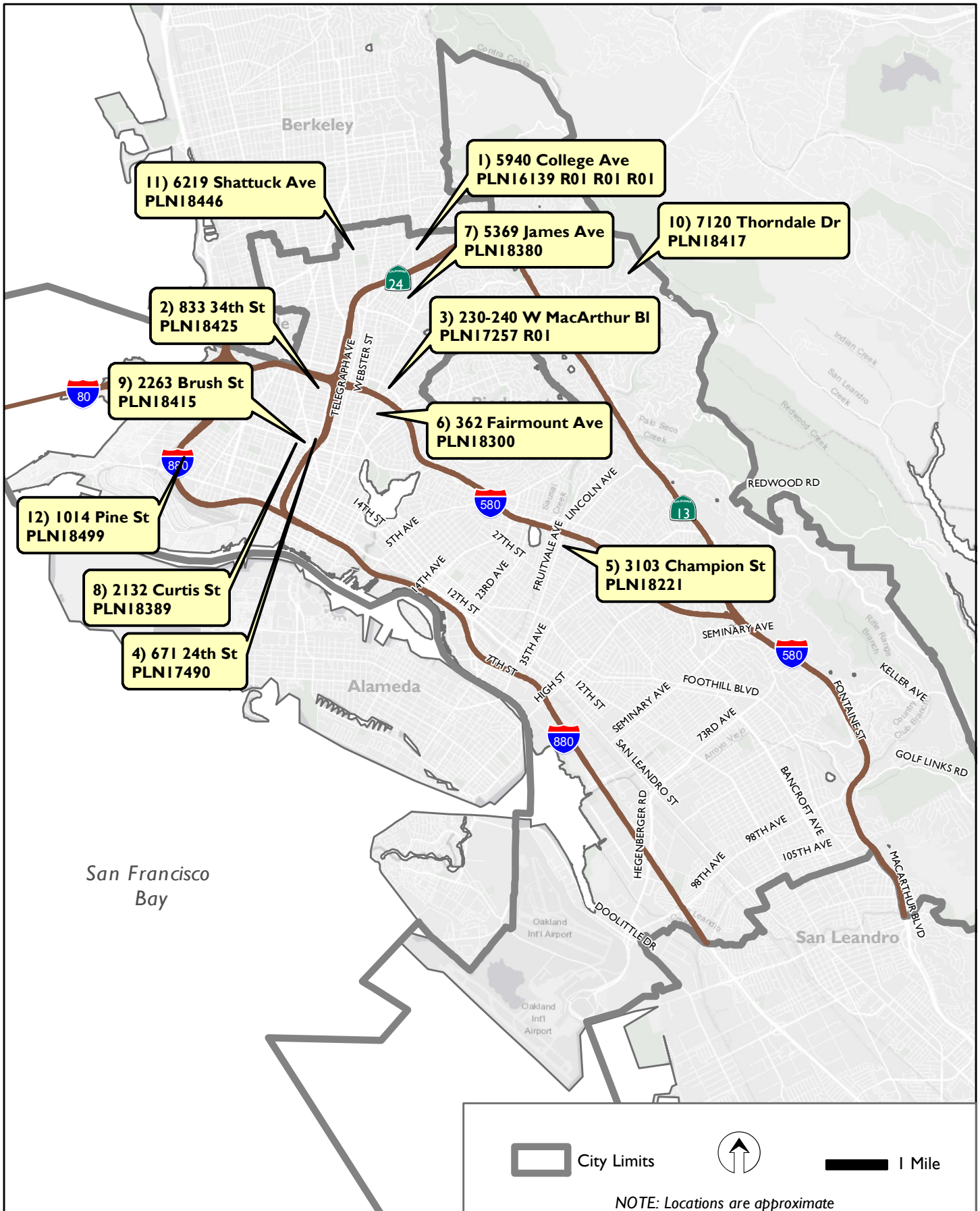
7. **Location:** 5369 JAMES AVENUE, OAKLAND, CA 94618
 APN: 014 125000600
Proposal: To raise an existing one-story (16'-8") single family residence approximately 10' resulting in a two-story 27'-5" building, and construct and additional 100% floor area addition in the new raised ground floor.
Applicant / Phone Number: Scott Galka / (510) 550-5314
 Owner: Sayre James K
 Case File Number: PLN18380
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: ASI: Hudson and Shafter, Historic District, OCHS Rating: Dc2+
 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@oaklandnet.com

10. **Location:** 7120 THORNDALE DRIVE, OAKLAND, CA 94603
 APN: 048 G744600110
 Proposal: To construct a single-family dwelling on an existing 63% downslope lot.
Applicant / Phone Number: John Newton / (510) 847-4108
 Owners: Horn Kathleen & Arthur TRS.
 Case File Number: PLN18417
Planning Permits Required: Regular Design Review for new residential construction; and
 Minor Conditional Use Permit for a 39-foot building height where 40-foot is
 the maximum allowed.
 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 **Jose Herrera** at **(510) 238-3808** or by email:
 jherrera@oaklandnet.com

11. **Location:** 6219 SHATTUCK AVENUE, OAKLAND, CA 94609
 APN: 015 136300300
 Proposal: To convert three commercial units into three commercial condominium units,
 including two commercial live/ work spaces.
Applicant / Phone Number: Bluerock Fund LLC / (408) 480-1899
 Case File Number: PLN18446
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion (TPM10906).
 General Plan: Mixed Housing Type Residential
 Zoning: RM-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: 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

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12. **Location:** 1014 PINE STREET, OAKLAND, CA 94607
 APN: 006 003104400
 Proposal: To construct a two-story 1,885-square feet single-family residence with a 612-square foot Accessory Dwelling Unit (in-law unit) on a vacant 2,375-square foot parcel.
Applicant / Phone Number: Melanie Heck / (510) 551-3425
 Owner: Shoreline Assets Group LLC
 Case File Number: PLN18499
Planning Permits Required: Regular Design Review for a new residential facility.
 General Plan: Housing and Business Mix / West Oakland Specific Plan (WOSP)
 Zoning: HBX-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: Area of Primary Importance (Oakland Point), OCHS Rating: 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 **Eva Wu** at **510-238-3785** or by email: ewu@oaklandca.gov

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Applications on File for the Week of December 21, 2018