

APPLICATIONS ON FILE
December 6, 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, December 23, 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:** 5253 COLLEGE AVENUE, OAKLAND, CA 94612
APN: 014 124000400 (014 124000401)
Proposal: Revision to previously approved mixed use project that included six dwelling units over ground floor retail and office that is currently under construction. The revision includes the reduction in the scope of the project to no longer include the replacement of the front building and only include a portion of one phase (as-built) for a two-story building with ground floor commercial office and two dwelling units in the rear of the existing commercial building fronting on College Avenue.
Applicant / Phone Number: Kirk Peterson / (510) 693-7661
Case File Number: CDV06604-R01
Planning Permits Required: Revision to the approved Design Review for new construction of a mixed-use Building.
General Plan: Neighborhood Center Mixed Use
Zoning: CN-1
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: Non-Historic Property, OCHS Rating: X
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Peterson Vollmann** at (510) 238-6167 or by email: Pvollmann@oaklandnca.gov

2. **Location:** 0 GIRVIN DRIVE, OAKLAND, CA 94603
APN: 048 D730206000 (048 D730206003)
Proposal: Construct a new 24'-2" tall 3,554.8 square feet single family dwelling on a vacant hillside property. Variance for proposal of 0'-2" front yard setback where 5' is required because of steep slope. (APN: 048D-7302-060-00)
Applicant Phone Number: Scott Sullivan (Architect) / (510) 207-9031
Owner: Garant Robert R & Pamala K TRS.
Case File Number: PLN18156
Planning Permits Required: Regular Design Review New SFD on a 57% up-slope lot. Minor Variance 0'-2" front yard setback where 5'-0" is required in RH-4 Zone.
General Plan: Hillside Residential
Zoning: RH-4/S-9
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: Non-Historic Property, OCHS Rating: X
City Council District: 4
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@oaklandca.gov

3. **Location:** 0 SKYLINE BOULEVARD, OAKLAND, CA 94603
APN: 048 E732202502
Proposal: Regular Design Review for the construction of a three-story 3,285 square-foot Single Family Residence. Subject property is a vacant 6,573 square-foot down slope parcel with an approximately 40% slope from Skyline Boulevard. (Vacant lot next door to 7555 Skyline Blvd.).
Applicant / Phone Number: Kenneth Louie / (415) 533-8438
Owner: Wallace Betty L TR.
Case File Number: PLN19034
Planning Permits Required: Regular Design Review for the construction of a three-story 3,285 square-foot Single Family Residence. Minor Variance to allow an enclosed garage in encroachment into the 6-degree view plane.
General Plan: Hillside Residential
Zoning: RH-4/S-10/S-11
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: X; Vacant Lot
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@oaklandca.gov

4. **Location:** 1218 MILLER AVENUE, OAKLAND, CA 94601
APN: 020 010400800
Proposal: Regular Design Review and a Minor Conditional Use Permit to increase the number of live/work units by converting four existing storage units into live/work for a total of 15 live/work units.
Applicant / Phone Number: Cheryl Lima (Designer) / (510) 925-2242
Owner: Homes East Bay 4, LLC. C/O Bally Singh
Case File Number: PLN19166
Planning Permits Required: Regular Design Review for exterior alterations (windows) for work /live. Minor Conditional Use for creation of new work /live units in the CIX-2 Zone.
General Plan: Business Mix
Zoning: CIX-2
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community 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@oaklandca.gov

5 **Location: 901 BROADWAY, OAKLAND, CA 94607**

APN: 002 004700800

Proposal: Minor Conditional Use Permit to allow for Ground Floor Administrative Activities. (The Delger Block of Old Oakland at Broadway, with Broadway facing retail to be retained) Located at 901 - 933 Broadway.

Applicant / Phone Number: Shiloe Bear, Creek Development / (415) 914-5475

Owner: 11 West Ninth Street Owner, LP.

Case File Number: PLN19259

Planning Permits Required: Minor Conditional Use Minor CUP for ground floor use.

General Plan: Central Business District

Zoning: CBD-P/S-7

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

Historic Status: Historic District: S-7, Local Register: Yes

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

6. **Location: 5809 BROADWAY OAKLAND, CA 94618**

APN: 048 A705200200

Proposal: Regular Design Review to construct two-story addition and alterations over 1000 sq./ft. to an existing 1915 sq./ft. single family dwelling for a total of 3031 sq./ft. located outside setback requirements. (see project description on site plan).

Applicant / Phone Number: Sundeeep Grewal / (510) 548-7448

Owner: Pingatore David S & Grarezamyng Maikao

Case File Number: PLN19267

Planning Permits Required: Regular Design Review to construct a two-story addition and alteration over 1000 sq./ft. to an existing SFD.

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: Yes

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

7.

Location: 3635 13TH AVENUE, OAKLAND, CA 94610

APN: 023 048000500

Proposal: Scope of work involves the construction of a two-story single family residence on a vacant corner parcel. Proposed residence is a 2,900 square-foot residence with an attached 438 square-foot attached garage on a 3,700-square foot parcel.

Applicant / Phone Number: Kia Sumner / (510) 719-7002

Owner: Sumner Kia

Case File Number: PLN19103

Planning Permits Required: Regular Design Review for the construction of a 2,900 square-foot residence with an attached 438 square-foot attached garage on a 3,700 square foot parcel.

General Plan: Mixed Housing Type Residential

Zoning: RM-4; RM-3

Environmental Determination: 15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Yes, OCHS Rating: X

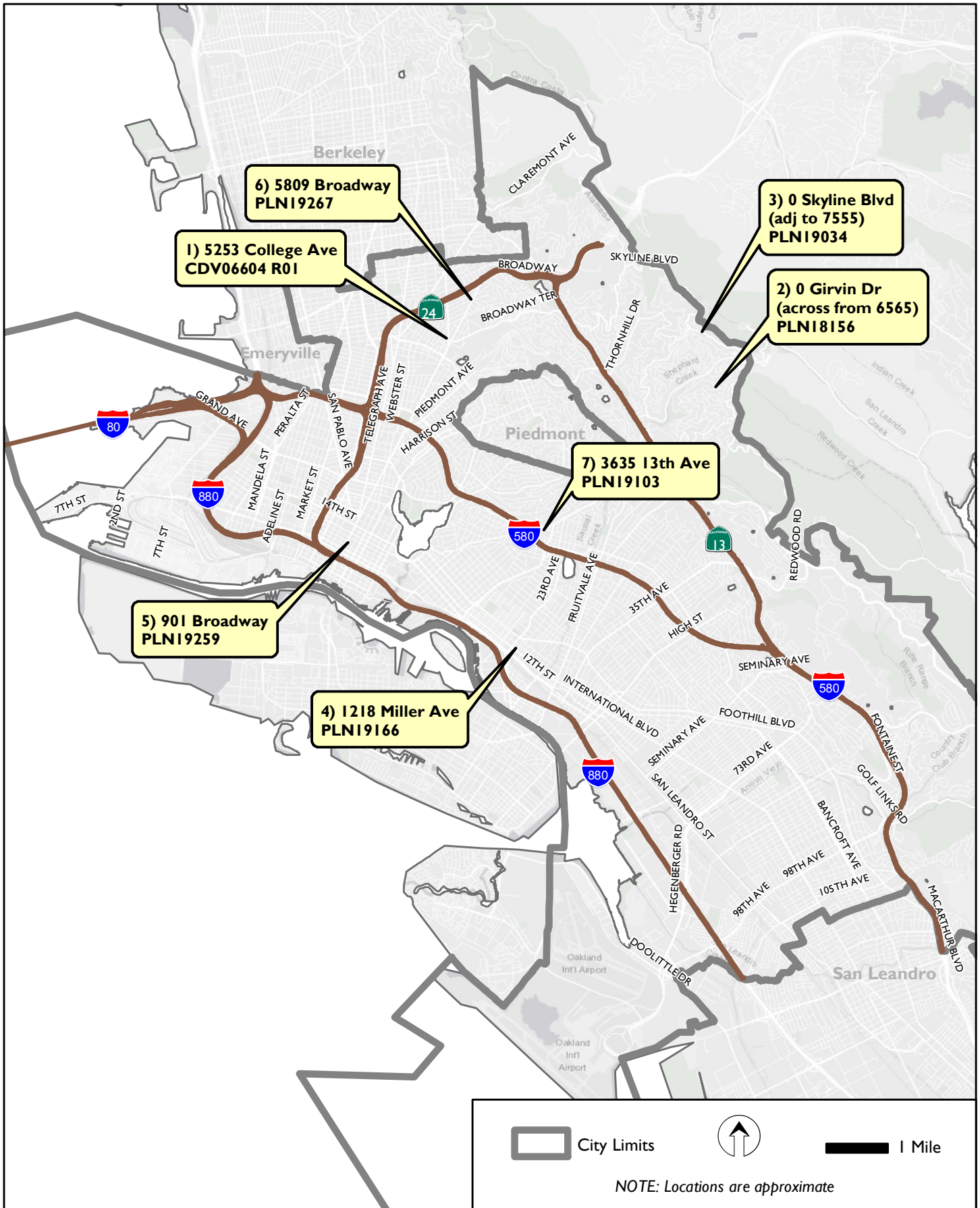
City Council District: 5

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@oaklandca.gov

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Applications on File for the Week of December 6, 2019

