

**APPLICATIONS ON FILE**  
**March 13, 2020**

**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, March 30, 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.

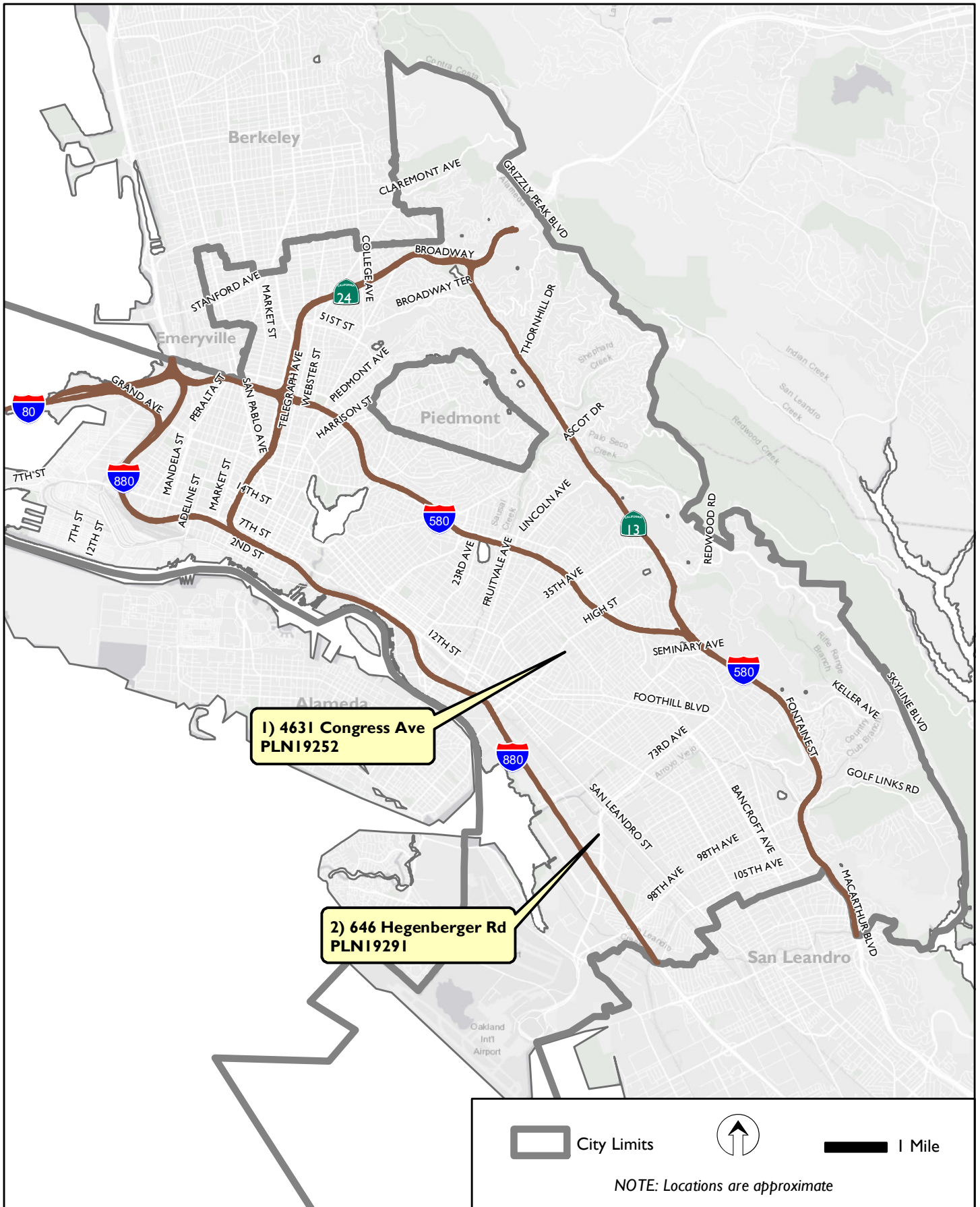
Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Bureau 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:** 4631 CONGRESS AVENUE, OAKLAND, CA 94601  
**APN:** 036 241500400  
**Proposal:** The proposal is to demolish an illegal structure and construct three-story Tri-plex residential structure at the rear portion of parcel. There are four parking spaces provided on site.  
**Applicant / Phone Number:** Dehong Liu / (510) 735-6475  
**Owner:** Ada Barahona, Paul And Amy Chan  
**Case File Number:** PLN19252  
**Planning Permits Required:** Minor Conditional Use Permit to construct three additional residential units for a total of four residential units on site. Regular Design Review to demolish an illegal structure and construct three-story residential building at the rear portion of parcel.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-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:** Non-Historic  
**City Council District:** 5  
**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](mailto:ewu@oaklandca.gov)

2. **Location:** 646 HEGENBERGER ROAD, OAKLAND, CA 94621  
**APN:** 042 431801304  
**Proposal:** Hookah lounge in a 1,640 square-foot ground floor commercial space. The use also includes a café located at 646 Hegenberger Rd. Suites B & C.  
**Applicant / Phone Number:** Monier Mohamaed / (510) 467-3636  
**Owner:** Sbmman1, LLC.1  
**Case File Number:** PLN19291  
**Planning Permits Required:** Minor Conditional Use Permits for: 1) Group Assembly Commercial Activity, and 2) a tobacco oriented activity.  
**General Plan:** Regional Commercial  
**Zoning:** CR-1  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Not a historic property. Survey rating: F3.  
**City Council District:** 7  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Neil Gray** at (510) 238-3878 or by email: [ngray@oaklandca.gov](mailto:ngray@oaklandca.gov)

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## Applications on File for the Week of March 13, 2020