

**APPLICATIONS ON FILE**  
**June 15, 2018**

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

**July 2, 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.

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1.                   **Location:** 5838 OCCIDENTAL ST, Oakland, CA, 94608  
                      **APN:** 015 134903601  
                      **Proposal:** To construct a two-story 1,428 square feet second unit on a through lot along Market Street. Project includes new landscaping & a new curb cut and driveway.  
**Applicant / Phone Number:** Brad Gunkel / 510-984-1112  
                      **Owners:** Alcorn Katrina & Brian  
                      **Case File Number:** PLN18034  
**Planning Permits Required:** Regular Design Review for a new residential unit.  
                      **General Plan:** Mixed Housing Type Residential  
                      **Zoning:** RM-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:** 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 **Brittany Lenoir** at (510) 238-4977 or by email: [blenoir@oaklandnet.com](mailto:blenoir@oaklandnet.com)

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2.                   **Location:** 3100 FRUITVALE, AVE, Oakland, CA, 94602  
                      **APN:** 028 090001500  
                      **Proposal:** To remodel an existing two-story mixed use building (involving ground floor commercial and four residential units above); and construct a new three-story semi-detached residential addition at the rear containing six new dwelling units (for 10 units total).  
**Applicant / Phone Number:** Paul Boccellari / (800) 380-0180  
                      **Owner:** Busk John D Heirs Of Est  
                      **Case File Number:** PLN18135  
**Planning Permits Required:** Regular Design Review for new residential units & building additions/alterations;  
                                  Minor Variances to allow a 32-foot height at the rear setback line where 30 feet maximum is allowed, and to allow a 1'-6" street side setback where a transitional setback of 7'-6" minimum is required; and  
                                  Minor Conditional Use Permit to allow a residential unit on the ground floor in the CN-3 zone.  
                      **General Plan:** Neighborhood Center Mixed Use  
                      **Zoning:** CN-3  
**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:** 5  
                      **Action to be Taken:** Pending  
                      **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Maurice Brenyah-Addow** at 510-238-6342 or by email: [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

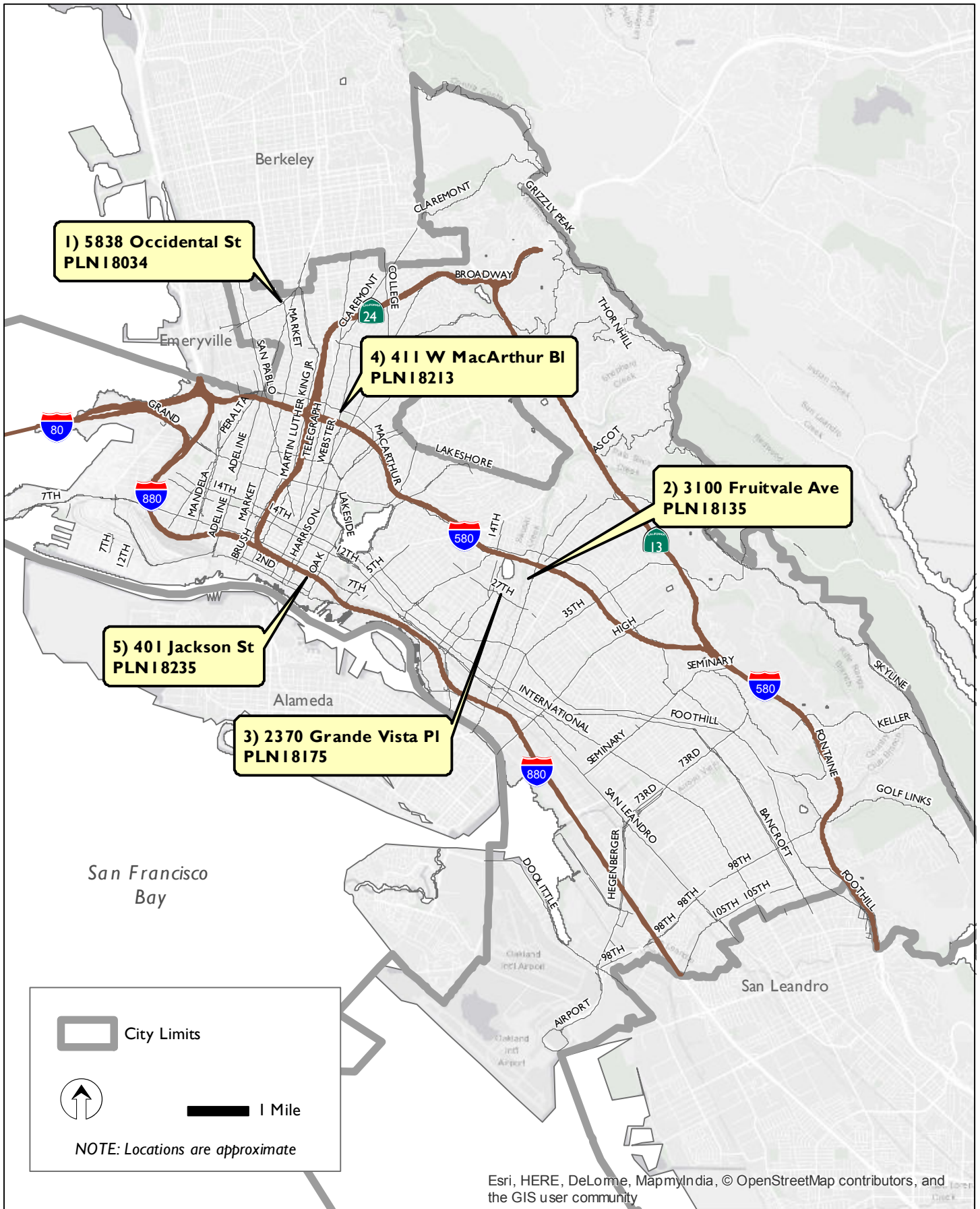
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3.                   **Location:** 2370 GRANDE VISTA, PL, Oakland, CA, 94601  
                      **APN:** 026 079800502  
                      **Proposal:** To increase the enrollment of an existing pre-school day care facility to 60 maximum children and a change in classification from Limited Child Care activity to Community Education Civic Activity for "Storybrook Oakland". No physical change in the appearance of the facility is proposed. Seneca Center Building Blocks Pre-School previously operated at the same site until 10/17.  
**Applicant / Phone Number:** Johanna Montagne / 415-680-4598  
                      **Owner:** International Child Resource Exchange Institute  
                      **Case File Number:** PLN18175  
**Planning Permits Required:** Minor Conditional Use Permit for a Community Education Civic Activity.  
                      **General Plan:** Mixed Housing Type Residential  
                      **Zoning:** RM-3  
**Environmental Determination:** 15332-In Fill Development; and  
  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                      **Historic Status:** OCHS Rating: C3B+  
                      **City Council District:** 5  
                      **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:  
  [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

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4.                   **Location:** 411 W MACARTHUR, BLVD, OAKLAND, CA 94609  
                      **APN:** 012 09 4504601  
                      **Proposal:** To create 20 residential and one commercial condominium units for a previously approved new mixed use development.  
**Applicant / Phone Number:** Fiachra Mccarron / (415) 218-3970  
                      **Case File Number:** PLN18213  
**Planning Permits Required:** Tentative Parcel Map Subdivision for condominiums (TPM10745)  
                      **General Plan:** Neighborhood Center Mixed Use  
                      **Zoning:** CN-3  
**Environmental Determination:** A detailed CEQA Analysis was prepared for this project and concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions:  
  15183 – Projects consistent with a community plan, general plan, or zoning;  
  15183.3 – Streamlining for in-fill projects; and/or  
  15164 – Addenda to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998), Housing Element; Broadway /MacArthur/San Pablo Redevelopment Plan Specific Plan EIR (ER11-001) (2011); The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2<sup>nd</sup> Floor, Oakland CA 94612, or online-at:  
  <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak063983.pdf>  
                      **Historic Status:** Non-Historic Property  
                      **City Council District:** 3  
                      **Action to be Taken:** Pending  
                      **Finality of Decision:** Appealable to Planning Commission





Planning & Building Department



## Applications on File for the Week of June 15 2018