

APPLICATIONS ON FILE
May 15, 2015

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:

June 1, 2015

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 17-day public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please indicate the Case Number and submit a self-addressed stamped envelope for each case, to the Bureau of Planning-Zoning Division, at the address indicated above.

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 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 seventeen (17) day public comment period. 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:** 0 THORNDALE DRIVE, OAKLAND, CA 94603 **(APN: 048G744400500)**
 Proposal: Re-notification for an alternative design to construct a 1,856 sq. ft. single-family residence on a 5,015 sq. ft. downslope (60% slope gradient) and creekside property (CP07094) that includes construction within 10'-0" of protected trees.
Applicant / Phone Number: John Newton / (510) 526-7370
 Owner: Lauren Hirst
 Case File Number: DV07239
Planning Permits Required: Regular Design Review for new construction.
 General Plan: Hillside Residential
 Zoning: RD-1, S-11
Environmental Determination: 15303-New Construction or Conversion of Small Structures
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic property (vacant lot)
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 **Caesar Quitevis** at **(510) 238-6343** or by email: cquitevis@oaklandnet.com

2. **Location:** 0 ARROWHEAD DRIVE, Oakland, CA 94603 **(APN: 048E732206700)**
 Proposal: To construct a 3,093 sf. ft. single-family residence on a hillside (35% upslope) lot.
Applicant / Phone Number: William Coburn / (510) 893-8826
 Owner: Peter Choy
 Case File Number: PLN14193
Planning Permits Required: Regular Design Review for new construction.
 General Plan: Hillside Residential
 Zoning: RH-4/S-10/S-11
Environmental Determination: 15303-New Construction or Conversion of Small Structures
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic property (vacant lot)
Service Delivery District: 2
 City Council District: 4
 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: cquitevis@oaklandnet.com

3. **Location:** **457 38TH STREET, Oakland, CA 94609** **(APN: 012 097403200)**
 Proposal: To raise single family residence by 2-ft in height and convert lower floor area (basement) into an additional 935-sf of unfinished floor area to be used as storage and without internal access/connection from the upper floor of a single family residence.
Applicant -/ Phone Number: Lorenzo Avila / (510) 849-2120
 Owners: Avila Lorenzo & Dai Jingjing
 Case File Number: **PLN15010**
Planning Permits Required: Regular Design Review for creating new additional unfinished floor area in the lower floor of a single-family residence, and for exterior alterations; and Minor Variances to reduce the front yard and side yard setbacks due to building being raised 2 feet high and to be placed in the same location.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-3
Environmental Determination: 15301-Existing Facilities
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic Property
Service Delivery District: 3
 City Council District: 1
 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

4. **Location:** **1955 BROADWAY, Oakland, CA 94612** **(APN: 008 063900100)**
 Proposal: Proposal to remodel the exterior of the historic Capwell's Building at 1955 Broadway. The proposal includes removal of the exterior EIFS and replicated exterior trim that was installed after the building retrofit after damage sustained from the 1989 Loma Prieta earthquake. The proposal includes installing a new exterior terra cotta veneer and reopening the windows and storefronts that were sealed with shotcrete as part of the retrofit.
Applicant / Phone Number: Scott Smithers / (650) 838-0100
 Owner: W L Broadway Telegraph Owner Vii, LLC
 Case File Number: **PLN15026**
Planning Permits Required: Regular Design Review for exterior modifications to the building.
 General Plan: Central Business District
 Zoning: CBD-P
Environmental Determination: 15301-Existing Facilities
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: API/OCHS Rating: A1+
 Local Register: Yes
Service Delivery District: Metro
 City Council District: 3
 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@oaklandnet.com

7. **Location:** **0 IVANHOE ROAD, Oakland, CA 94603** **(APN: 048A706000211)**
Proposal: To construct a 565 sq. ft. detached garage on a vacant lot to serve the residence at 5809 Ivanhoe Road (one of three parcels under single ownership); Category 3 Creek Protection Permit (CP15003) for exterior work located between 20'-0" of the top of bank and 100'-0" of the creek centerline; and related Tree Protection Permit (T1500025) to preserve a 42" trunk diameter tree located 10'-0" from construction (driveway).
Applicant / Phone Number: Graff Architects / Chris Coffee / (510) 653-4500
Owners: Hannah Joshua D & Yamamoto Denise Y Trust
Case File Number: **PLN15054**
Planning Permits Required: Regular Design Review for a new detached garage.
General Plan: Detached Unit Residential
Zoning: RD-1
Environmental Determination: 15303-New Construction or Conversion of Small Structures
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: C2+
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 **Caesar Quitevis** at **(510) 238-6343** or by email: cquitevis@oaklandnet.com

8. **Location:** **2210 FILBERT STREET and 2310 MYRTLE STREET, Oakland, CA 94607**
(APN: 005 043001304)
Proposal: To construct 126 townhouse condos and 8 commercial condos.
Applicant / Phone Number: Molly Maybrun / (510) 846-6540
Owners: Orton J R 3rd & Libitzky Holdings Lp
Case File Number: **PLN15073**
Planning Permits Required: Regular Design Review for new construction of 126 townhomes and 8 commercial units; and Tentative Parcel Map for 126 new townhouse style condos and 8 new commercial condos.
General Plan: Community Commercial
Zoning: CC-2
Environmental Determination: 15332-In Fill Development
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
Service Delivery District: 1
City Council District: 3
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

9. **Location:** "102" OAK STREET, OAKLAND, CA 94607 **(APN: TBD)**
 Proposal: Proposal on a Port of Oakland lot formed from remaining right of way dedication for a semi outdoor full-service restaurant and bar. The site is on the present half moon shaped parking lot opposite Embarcadero from the Estuary Park.
Applicant / Phone Number: Cory Mccollow / (510) 326-4032
 Owner: Port Of Oakland/ Pam Kershaw
 Case File Number: **PLN15099**
Planning Permits Required: Regular Design Review for new construction;
Minor Conditional Use Permit for Full Service Restaurant; and
Minor Variance to allow a new full-service restaurant that is not located within an existing residential building, and to allow a business sign.
 General Plan: Estuary Policy Plan / Mixed Use District
 Zoning: R-80
Environmental Determination: 15303-New Construction or Conversion of Small Structures
15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic Property (vacant lot)
Service Delivery District: Metro
City Council District: 3
 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@oaklandnet.com

10. **Location:** 6833 MOORE DRIVE, Oakland, CA 94611 **(APN: 048D730800701)**
 Proposal: To construct a 999 square-foot upper level addition to existing single family dwelling and install a second kitchen on the ground level.
Applicant / Phone Number: Erin Eyerly / (925) 451-9117
 Owner: Keith Jennifer M Tr
 Case File Number: **PLN15101**
Planning Permits Required: Regular Design Review to construct an upper floor addition to and existing single family dwelling;
Minor Conditional Use Permit to install a second kitchen on the ground level; and
Minor Variance to maintain a 5'-6" side yard setback for the upper level addition where 10'-00" minimum is required.
 General Plan: Hillside Residential
 Zoning: RH-3/S-10
Environmental Determination: 15301-Existing Facilities
15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: C3
Service Delivery District: 3
City Council District: 4
 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

11. **Location:** 557 MIRA VISTA AVENUE, Oakland, CA 94610 (APN: 010 083402400)
 Proposal: To replace in-kind an existing non-conforming garage (in front setback).
Applicant / Phone Number: William Geis / (510) 508-3861
 Owners: Boni Leonardo P & Geis William J
 Case File Number: PLN15106
Planning Permits Required: Minor Conditional Use Permit per Section 17.114.120(B) to allow for the replacement on a non-conforming accessory facility (garage).
 General Plan: Mixed Housing Type Residential
 Zoning: RM-1
Environmental Determination: 15301-Existing Facilities
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic Property
Service Delivery District: 2
City Council District: 2
 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

12. **Location:** 7287, 7315, 2624 and 2626 CLAREMONT AVENUE, Oakland, CA, 94705
 (APN: 048H767201400)
 Proposal: TPM 10355 for condo conversion of 4 units.
Applicant / Phone Number: Indigo Design Group / (510) 697-4289
 Owners: Martin Lynne K Tr & Koll Loretta A Tr
 Case File Number: PLN15108
Planning Permits Required: 1-4 Res Condo Conv Units Tentative Parcel Map Condo conversion
 General Plan: Hillside Residential
 Zoning: RH-4
Environmental Determination: 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: Fb+2+
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 **Jose Herrera** at (510) 238-3808 or by email:
 jherrera@oaklandnet.com

17. **Location:** 6226 ACACIA AVENUE, Oakland, CA 94618 **(APN: 048A710702300)**
 Proposal: Regular Design Review for a 4,449 sq ft SFD on a 19% sloped lot.
Applicant / Phone Number: Colin Sherman / (510) 290-6694
 Owner: Chubin Barbara Tr
 Case File Number: PLN15136
Planning Permits Required: Regular Design Review for a new 4,449 sq ft single family residence.
 General Plan: Detached Unit Residential
 Zoning: RD-1
Environmental Determination: 15303-New Construction or Conversion of Small Structures
 15183-Projects Consistent with a Community Plan, General Plan or Zoning

 Historic Status:
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

18. **Location:** 109 DIABLO DRIVE, Oakland, CA 94611 **(APN: 048G744901500)**
 Proposal: To construct a 3,400 s.f. single family dwelling on a downslope vacant lot.
Applicant / Phone Number: Richard Janzen / (510) 379-7380
 Owners: Wong Antoney & Choi Vanna Etal
 Case File Number: PLN15142
Planning Permits Required: Regular Design Review for a new residence.
 General Plan: Hillside Residential
 Zoning: RH-4/S-11
Environmental Determination: 15303-New Construction or Conversion of Small Structures
 15183-Projects Consistent with a Community Plan, General Plan or Zoning

 Historic Status:
Service Delivery District: 2
City Council District: 4
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



