

**APPLICATIONS ON FILE**  
**July 10, 2015**

**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 27, 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.

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1.                                   **Location:** 1027 62<sup>ND</sup> STREET, Oakland, CA 94608                                   **(APN: 016 144207200)**  
**Proposal:** To construct a detached residential addition consisting of one bed, bath and a family room to the existing single family condominium unit.  
**Applicant / Phone Number:** Guillermo Loyola / (510) 325-9889  
**Owner:** Wang Paul T  
**Case File Number:** PLN15011  
**Planning Permits Required:** Regular Design Review for building alterations; and Minor Variance to reduce the side yard setback where four feet is required, and three feet is proposed for the building addition.  
**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:** 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 **Jose Herrera** at **(510) 238-3808** or by email: [jherrera@oaklandnet.com](mailto:jherrera@oaklandnet.com)

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2.                                   **Location:** 514 41<sup>ST</sup> STREET, Oakland, CA 94609                                   **(APN: 012 101300701)**  
**Proposal:** To convert a rear detached residential care facility to three new residential dwelling units to create a co-housing residential facility for a total of seven dwelling units on a 8,926 sq. ft. parcel, where four units already exist in the front of the property. There is no change in building footprint or increase in building floor area. The proposed on-site parking accommodations provide seven uncovered parking spaces.  
**Applicant / Phone Number:** Gregg Doyle / (805) 441-7649  
**Owner:** Franks Jimmie M  
**Case File Number:** PLN15095  
**Planning Permits Required:** Regular Design Review to create three new dwelling units.  
**General Plan:** Neighborhood Center Mixed Use; Urban Residential  
**Zoning:** RU-3  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**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 **Caesar Quitevis** at **(510) 238-6343** or by email: [cquitevis@oaklandnet.com](mailto:cquitevis@oaklandnet.com)

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3.                                   **Location: 646 HEGENBERGER ROAD, Oakland, CA 94621 (APN: 042 431801304)**  
                                  **Proposal:** To convert vacant commercial building into eight (8) live-work units and one (1) commercial unit. This includes building façade alterations and site improvements to the existing open parking lot.  
**Applicant / Phone Number:** Thomas Dolan / (510) 839-7200  
                                  **Owner:** Berith Christian Fellowship  
                                  **Case File Number: PLN15140**  
**Planning Permits Required:** Minor Conditional Use Permit to create 8 live-work units within an existing commercial building in the CR-1 Zone; and Regular Design Review for site and exterior building alterations.  
                                  **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:** OCHS Rating: F3  
**Service Delivery District:** 4  
                                  **City Council District:** 7  
                                  **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](mailto:mbradley@oaklandnet.com)

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4.                                   **Location: 8 EMERY LANE, OAKLAND, CA 96418 (APN: 048B715201400)**  
                                  **Proposal:** To construct a two-story 3,000 sq.ft. single family dwelling with attached garage on a 5,659 sq. ft. downslope lot.  
**Applicant / Phone Number:** Matthew F. Guidi / (510) 658-6889  
                                  **Owner:** Clarewood Associates LLC  
                                  **Case File Number: PLN15157**  
**Planning Permits Required:** Regular Design Review for new construction; and Minor Variances to reduce the driveway distance from face of garage to edge of road pavement where 18 ft. is required and 7 ft. is proposed, and to reduce the front yard setback for the building where 20 ft. is required and 19 ft., 11 inch is proposed. Note: This proposal is for Lot 3 that is part of a previously approved 47,055 sq. ft. 8 lot subdivision (Tract 7891).  
                                  **General Plan:** Detached Unit Residential  
                                  **Zoning:** RD-1  
**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 (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](mailto:cquitevis@oaklandnet.com)

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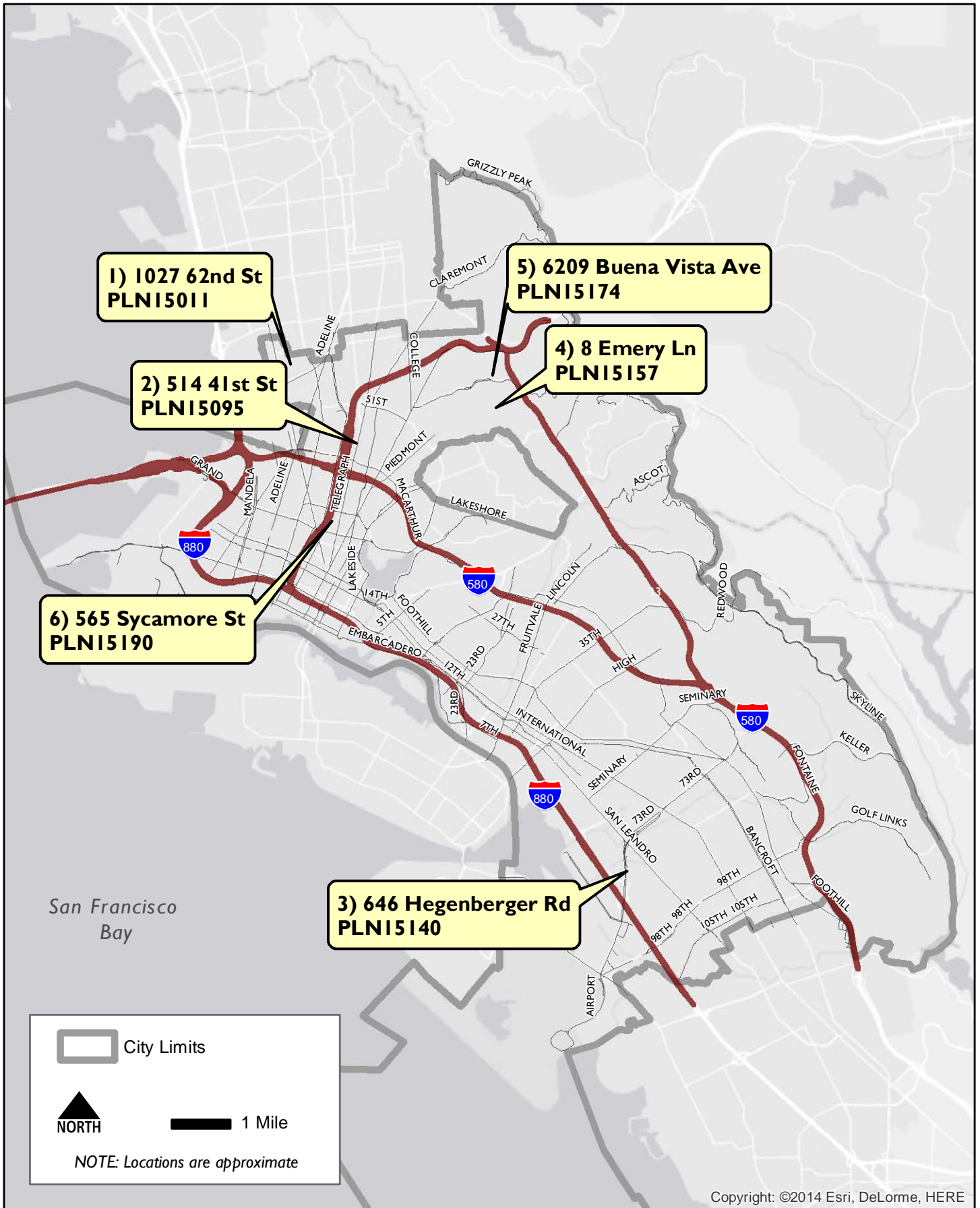
5.                               **Location:** **6209 BUENA VISTA AVENUE, Oakland, CA 94618 (APN: 048A710401600)**  
                                  **Proposal:** To construct a 2,219 square foot single family dwelling on a vacant downhill lot.  
**Applicant / Phone Number:** Diane Moseley / (941) 773-6378  
                                  **Owner:** Hector Willie  
                                  **Case File Number:** **PLN15174**  
**Planning Permits Required:** Regular Design Review for new construction  
                                  **General Plan:** Detached Unit Residential  
                                  **Zoning:** RD-1  
**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 (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 **Ann Clevenger** at **(510) 238-6980** or by email:  
  [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

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6.                               **Location:** **565 SYCAMORE STREET, Oakland, CA 94612 (APN: 008 067604000)**  
                                  **Proposal:** To raise an existing three residential dwelling unit building by approximately  
  1'-6" (from 21'-10" to 23'-3") in the same location in order to provide an 8' ceiling  
  height in the lower level, which currently has a 6'-8" ceiling height including  
  exterior building alterations.  
**Applicant / Phone Number:** Cem Domac / (510) 990-4738  
                                  **Owner:** Sariyar Erhan  
                                  **Case File Number:** **PLN15190**  
**Planning Permits Required:** Regular Design Review for building alterations; and  
  Minor Variance for a 0' front yard setback where 10' is required (current front  
  yard setback for the building is 0').  
                                  **General Plan:** Urban Residential  
                                  **Zoning:** RU-3  
**Environmental Determination:** 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                                  **Historic Status:** OCHS Rating: Dc2+  
**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 **Michael Bradley** at **(510) 238-6935** or by email:  
  [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

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## Applications on File for the Week of July 10, 2015