

APPLICATIONS ON FILE
July 24, 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 need not 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:

August 10, 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 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:** **0 Balboa DRIVE, OAKLAND, CA 94611**
(subject property is located adjacent to the 5911 Balboa Drive residence)
(APN's: 048E734602800 and 048E734602900)
- Proposal:** To construct a new single family dwelling on a vacant lot.
- Applicant / Phone Number:** William Coburn / (510) 757-4085
- Owner:** Bay Port Group Real Estate Inc., & Guan Jian M
- Case File Number:** **PLN14153**
- Planning Permits Required:** Regular Design Review to construct a new single family dwelling.
- General Plan:** Hillside Residential
- Zoning:** RH-4
- 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
- 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 **Maurice Brenyah-Addow** at **(510) 238-6342** or by email: mbrenyah@oaklandnet.com
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2. **Location:** **4435 PIEDMONT AVENUE, OAKLAND, CA 94611**
(APN's: **013 112800501** and **013 112800400**)
- Proposal:** Revisions to a previously approved project (PLN14296-R01) to add seven additional residential units within the same building envelope of the approved 18 residential units, totaling 25 units. The proposed revisions include exterior alterations to construct a roof trellis, replace deck railings from glass to metal pickets and to make alterations to the ground-floor façade of the mixed-use three story building.
- Applicant / Phone Number:** Aaron Goldman for Jones & Haydu Architects / (415) 558-0400
- Owner:** Anchor Development Company / Dave Herskowitz
- Case File Number:** **PLN14296-R02**
- Planning Permits Required:** Regular Design Review to construct seven additional residential dwellings; and Tentative Parcel Map for 25 residential and one commercial condominiums (TPM10308).
- General Plan:** Neighborhood Center Mixed Use
- Zoning:** CN-3
- Environmental Determination:** 15303-New Construction or Conversion of Small Structures
15183-Projects Consistent with a Community Plan, General Plan or Zoning
- Historic Status:** Mountain View Support / Area of Secondary Importance
- 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 **Mike Rivera** at **(510) 238-6417** or by email: mrivera@oaklandnet.com

3. **Location:** 369 3RD STREET, OAKLAND, CA 94607 (APN: 001 014300200)
Proposal: To construct a second story addition of 3,200 square feet of new office space, and renovate an existing commercial building to allow for a ground floor restaurant.
Applicant / Phone Number: Lowney Architecture / Tony Valadez / (510) 836-5400
Owner: Schwaner Oakland Enterprises, LLC Etal
Case File Number: PLN15118
Planning Permits Required: Regular Design Review for greater than 1,000 square feet of addition.
General Plan: EPP Mixed Use District; EPP Produce Market
Zoning: C-45
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: API: Produce Market, OCHS Rating: Dc1+
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

4. **Location:** 4611-4615 SHATTUCK AVENUE, OAKLAND, CA 94609
(APN's: 013 116000300 and 013 116000400)
Proposal: To demolish existing buildings and construct a 4-story, mixed-use building with 14 residential units, and 1 live-work unit.
Applicant / Phone Number: Brad Gunkel, Gunkel Architecture / (510) 984-1112
Owner: Laurenmatt, LLC
Case File Number: PLN15183
Planning Permits Required: Regular Design Review for new construction;
Minor Variance to exceed the maximum stepped building height at the rear by approximate 2 feet; and
Minor Conditional Use Permit for reduced parking per 17.116.110B (14 spaces required; 10 spaces proposed).
General Plan: Neighborhood Center Mixed Use
Zoning: CN-2
Environmental Determination: 15332-In Fill Development;
15303-New Construction or Conversion of Small Structures; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: D2+
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

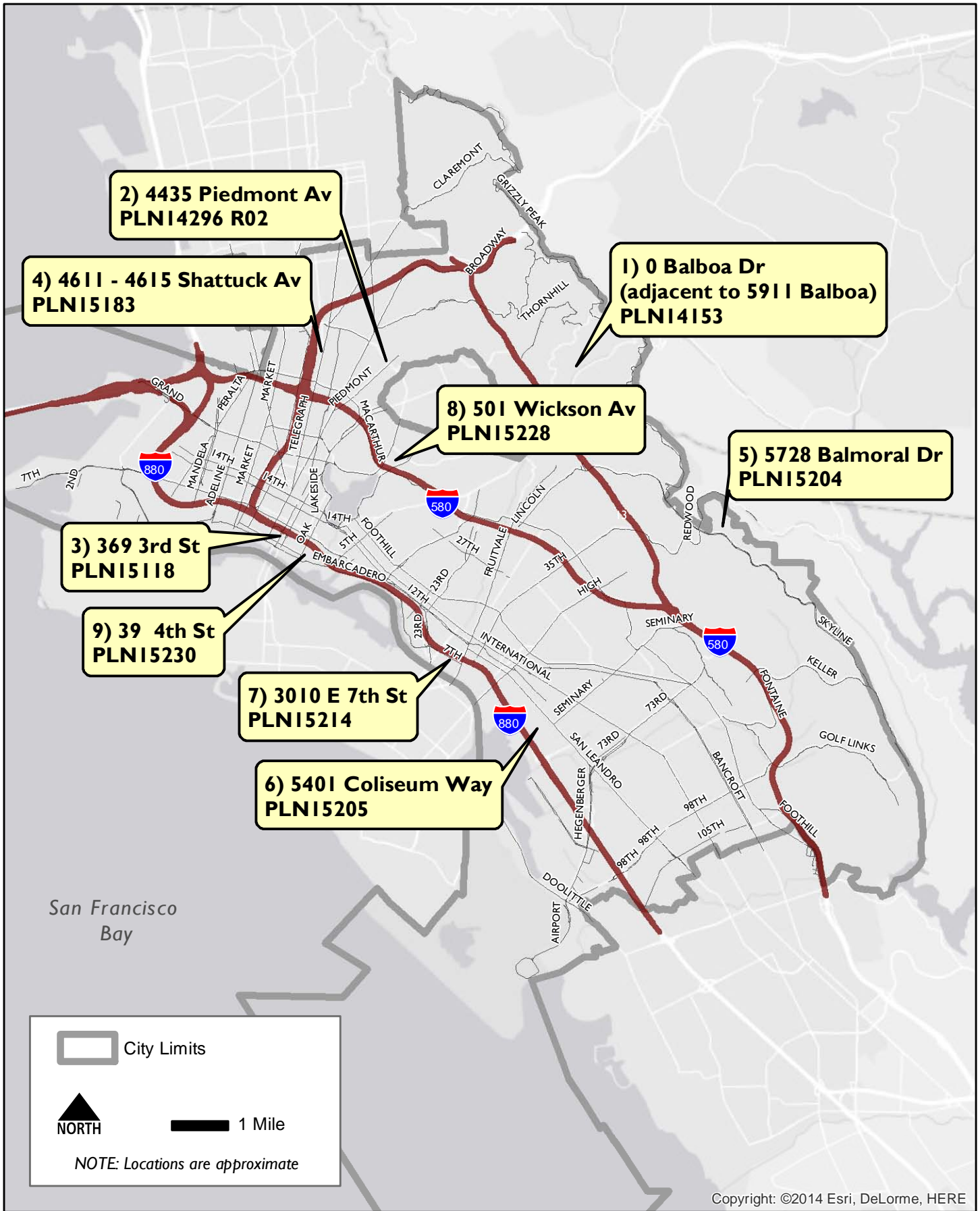
5. **Location:** 5728 BALMORAL DRIVE, OAKLAND, CA 94619 (APN: 085 010111416)
Proposal: To construct a 6,172 square foot single family dwelling.
Applicant / Phone Number: Steven Kubitschek / (925) 254-2167
Owner: Stoneyhurst, Inc
Case File Number: PLN15204
Planning Permits Required: Regular Design Review for new construction.
General Plan: Hillside Residential
Zoning: RH-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
Service Delivery District: 4
City Council District: 6
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

6. **Location:** 5401 COLISEUM WAY, OAKLAND, CA 94601 (APN: 034 234200209)
Proposal: To install two antenna panels in the center of the rooftop of a commercial building. The telecommunications facility will be fully operational and in use 24/7. One proposed equipment cabinet will be placed on the ground and fenced to match the existing chain-link fence in the area.
Applicant / Phone Number: Erin Wilkinson / (562) 773-6532
Owner: Syufy Enterprises
Case File Number: PLN15205
Planning Permits Required: Regular Design Review to install a Mini Telecommunications Facility.
General Plan: General Industry and Transportation; Business Mix
Zoning: IG; CIX-2
Environmental Determination: 15301-Existing Facilities; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: Fc3
Service Delivery District: 4
City Council District: 6
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

7. **Location: 3010 E 7TH ST, OAKLAND, CA 94601 (APN: 025 066901500)**
 Proposal: To construct an 8-unit townhouse-style condominium development on an existing lot.
Applicant / Phone Number: Toby Long / (510) 333-3447
 Owner: Gelling Shaun
 Case File Number: PLN15214
Planning Permits Required: Regular Design Review to construct 8 new townhouse units; and Tentative Parcel Map to create 8 residential condominium units (TPM10401).
 General Plan: EPP Residential Mixed Use
 Zoning: D-CE-3/S-19
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: Non-Historic Property
Service Delivery District: 3
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

8. **Location: 501 WICKSON AVENUE, OAKLAND, CA 94610 (APN: 011 083706400)**
 Proposal: To construct a 933 square foot 3rd dwelling unit to the rear of an existing duplex, totaling three residential units.
Applicant / Phone Number: Michael Collins / (510) 755-0777
 Owners: Michael Collin, Patricia Campbell & Ciaran O' Colleain
 Case File Number: PLN15228
Planning Permits Required: Regular Design Review to construct a 3rd residential unit.
 General Plan: Urban Residential
 Zoning: RU-1
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: 3
City Council District: 2
 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

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9. **Location:** 39 4TH STREET, OAKLAND, CA 94607 (APN: 018 044000200)
Proposal: To conduct a group assembly activity that includes the installation of new basketball courts within the existing commercial building that would be available for basketball camps and programs. Group Assembly is allowed with a Conditional Use Permit pursuant to Zoning Manager Determination DET13-0046.
- Applicant / Phone Number:** Tony Freccero / (510) 432-0742
Owner: B&B Enterprises
- Case File Number:** PLN15230
- Planning Permits Required:** Minor Conditional Use Permit for a Group Assembly Commercial Activity.
General Plan: EPP Mixed Use District
Zoning: M-20/S-4
- Environmental Determination:** 15332-In Fill Development; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
- Historic Status:** Non-Historic Property
- 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



Applications on File for the Week of July 24, 2015