

APPLICATIONS ON FILE
July 31, 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:

August 17, 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:** 378 11TH STREET, OAKLAND, CA 94607 **(APN: 002 005702000)**
 Proposal: To construct a 114 room, 7-story hotel on a vacant lot.
Applicant / Phone Number: Dhruv Patel / (510) 407-0308
 Owner: Salvation Army
 Case File Number: **PLN15096**
Planning Permits Required: Minor Conditional Use Permit for a new Transient Habitation Commercial Activity;
Regular Design Review for new construction; and
Minor Variance for one loading berth.
 General Plan: Central Business District
 Zoning: D-LM-3
Environmental Determination: 15332-In Fill Development;
15183-Projects Consistent with a Community Plan, General Plan or Zoning; and
15164-Addendum to the 2014 certified Lake Merritt Station Area Plan EIR.; Each
of which provides a separate and independent basis for CEQA compliance.
 Historic Status: Non-Historic Property (vacant lot)
Service Delivery District: Metro
City Council District: 2
 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

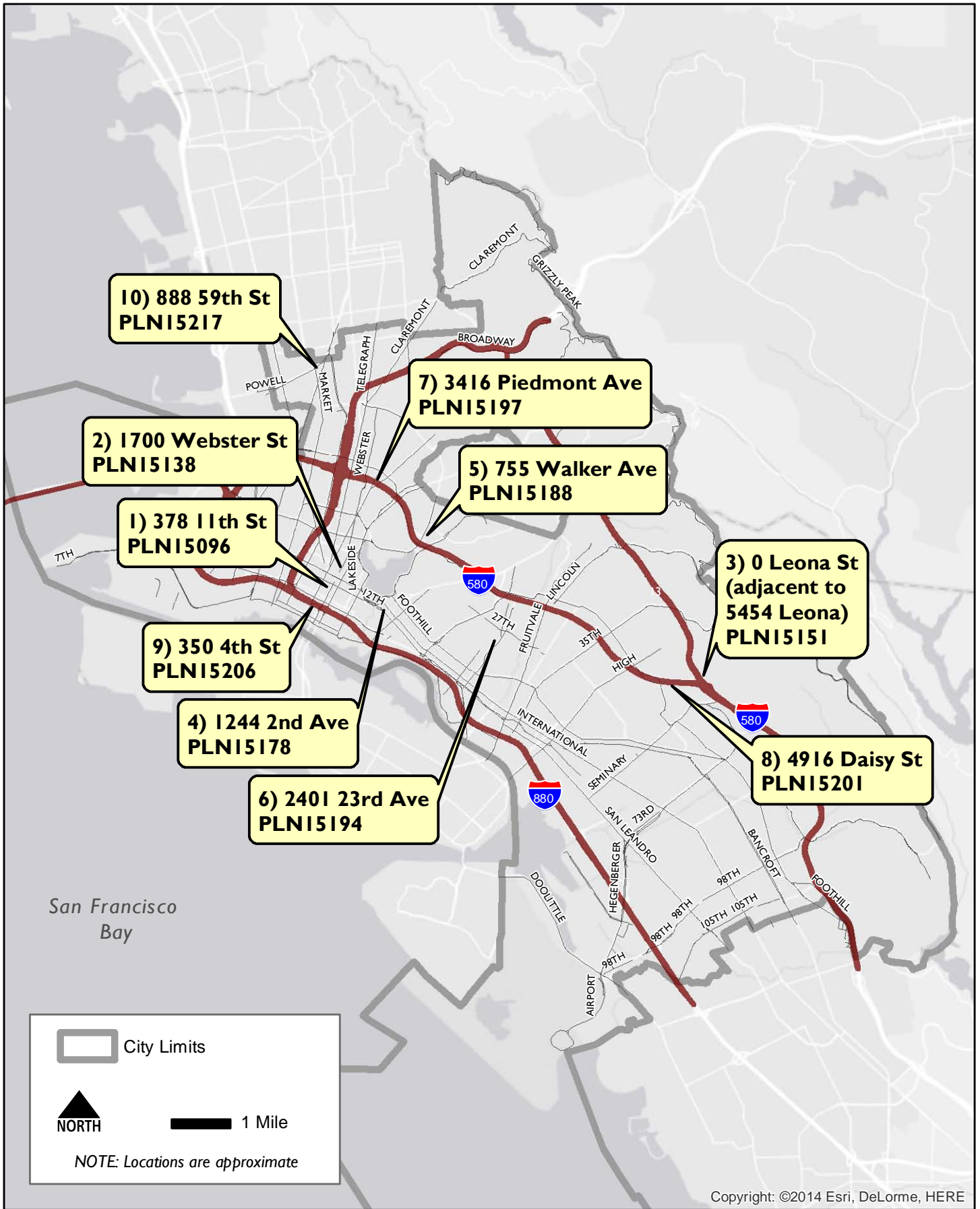
2. **Location:** 1700 WEBSTER STREET, OAKLAND, CA 94612 **(APN: 008 062501401)**
 Proposal: To demolish the existing commercial building and construct a new residential
tower up to 250 feet in height, containing 206 units and approximately 6,000
square feet of ground floor commercial space along 17th Street.
Applicant / Phone Number: Brent Gaulke / (415) 395-0891
 Owner: American Cancer Society California Division, Inc.
 Case File Number: **PLN15138**
Planning Permits Required: Regular Design Review for new construction; and
Minor Variance to allow one loading berth where two are required.
 General Plan: Central Business District
 Zoning: CBD-P; CBD-C
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: 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

5. **Location:** 755 WALKER AVENUE, OAKLAND, CA 94610 (APN: 011 083600600)
 Proposal: To allow for a second kitchen within an existing single family dwelling.
Applicant / Phone Number: Alicia Tolmasoff / (415) 378-2542
 Owners: Alexey & Alicia Tolmasoff
 Case File Number: PLN15188
Planning Permits Required: Minor Conditional Use Permit to allow a second kitchen within a single family dwelling in the RU-1 Zone (Per Section 17.102.270).
 General Plan: Urban Residential; Neighborhood Center Mixed Use
 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

6. **Location:** 2401 23RD AVENUE, OAKLAND, CA 94606 (APN: 022 032705100)
 Proposal: To subdivide one existing lot into two new lots, each of the resulting lots will accommodate the existing commercial and residential facility.
Applicant / Phone Number: Kent Lau / (510) 816-1381
 Owner: Lam Lan
 Case File Number: PLN15194
Planning Permits Required: Minor Conditional Use Permit to waive minimum lot size requirements; and Tentative Parcel Map for subdivisions between two principal buildings.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-1
Environmental Determination: 15305-Minor Alterations in Land Use; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: Fd3
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 **David Valeska** at (510) 238-2075 or by email: dvaleska@oaklandnet.com

9. **Location:** 350 4TH STREET, OAKLAND, CA 94607 **(APN: 001 014700800)**
Proposal: To add a 4th dwelling unit to the existing 3rd dwelling unit building (the existing commercial area, located on the ground-floor will remain), and to make renovations to the existing building.
Applicant -/ Phone Number: Jibu John / (925) 640-4850
Owner: Vlazakis Athanasia
Case File Number: **PLN15206**
Planning Permits Required: Regular Design Review for a new dwelling unit and exterior alterations; and Minor Variances for not meeting required off-street parking and group open space.
General Plan: EPP Mixed Use District
Zoning: C-45
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: Cb+2+
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 **Moe Hackett** at **(510) 238-3973** or by email: mhackett@oaklandnet.com

10. **Location:** 888 59th STREET, OAKLAND, CA 94608 **(APN: 015 135003800)**
Proposal: To subdivide a 6,424 square-foot parcel into two parcels. The project includes the new construction of two detached, two-story single family dwellings.
Applicant / Phone Number: John Newton / (510) 526-7370
Owner: Spiral Gardens Community Food Security Project
Case File Number: **PLN15217**
Planning Permits Required: Regular Design Review for new construction; Minor Conditional Use Permit for a mini-lot development; and Minor Variance to waive required off-street parking space (3 parking spaces are required where 2 standard and two tandem parking spaces are proposed). (requirement is 3 non-tandem)
Tentative Parcel Map to subdivide one parcel into two parcels
General Plan: Mixed Housing Type Residential
Zoning: RM-1
Environmental Determination: 15315-Minor Land Divisions; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property (vacant lot)
Service Delivery District: 1
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: jsmadani@oaklandnet.com



Applications on File for the Week of July 31, 2015