

**APPLICATIONS ON FILE**  
**March 11, 2016**

**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:

**March 28, 2016**

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:** 1775 - 11TH STREET, OAKLAND, CA 94607 (APN: 006 003102100)  
**Proposal:** To construct two detached, two-story residential dwellings on a 4,050 square foot vacant parcel. Unit #1 will measure approximately 1,507 square foot, and Unit #2 will measure approximately 1,571 square foot.  
**Applicant / Phone Number:** Francesca Boyd / (510) 301-9630  
**Owner:** Dogtown Development Co  
**Case File Number:** PLN15315  
**Planning Permits Required:** Regular Design Review for new construction;  
 Minor Variances to allow the front residential dwelling unit to be located 2 feet from the side property line where 3 feet is required, to exceed the maximum 50% of front yard paving area, to allow the new driveway to be located within 10 feet of adjacent neighboring driveway; and  
 Tentative Parcel Map for residential condominiums  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** 15303-New Construction;  
 15315-Minor Land Divisions; and  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** API: Oakland Point Area  
**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 **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

2. **Location:** 112 ROSS CIRCLE, OAKLAND, CA 94618 (APN: 048A707702400)  
**Proposal:** Residential alterations to convert attached garage into an additional habitable living area of approximately 472 square feet and building addition to the existing single-family residence.  
**Applicant / Phone Number:** William Holland / (510) 923-9596  
**Owners:** Giovanetti Astrid & Giovanetti Roxanne  
**Case File Number:** PLN15346  
**Planning Permits Required:** Regular Design for building alterations; and  
 Minor Variance to continue to encroach into the required rear yard setback where 20 feet is required and 15 feet is proposed for the existing non-conforming building footprint.  
**General Plan:** Detached Unit Residential  
**Zoning:** RD-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:** 1  
**City Council District:** 2  
**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)

3. **Location:** 3607 BRUCE STREET and 1386 E 36TH STREET, OAKLAND, CA 94602 (APN: 023 048300202)  
**Proposal:** To convert two existing detached residential units into two residential condominiums, located on a single corner lot.  
**Applicant - Owner/ Phone Number:** Steven Edrington / (510) 749-4880  
**Owner:** Dannenberg Thomas A  
**Case File Number:** PLN16022  
**Planning Permits Required:** Tentative Parcel Map Subdivision for condominium conversion (TPM10314).  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** 15301-Existing Facilities;  
 15315-Minor Land Divisions; 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 **Moe Hackett** at (510) 238-3973 or by email: **mhackett@oaklandnet.com**

4. **Location:** 1615 - 10TH AVENUE, OAKLAND, CA 94606 (APN: 020 019000700)  
**Proposal:** To raise the one-story 1,123 square foot building and construct an additional 2,283 square foot of new ground-floor living space for the existing single family residence.  
**Applicant / Phone Number:** Greg Vanmechellen / (510) 558-1075  
**Owner:** Good Samaritan Home Incorporated  
**Case File Number:** PLN16037  
**Planning Permits Required:** Regular Design Review for residential additions over 1,000 square feet;  
 Minor Variance to maintain the existing non-conforming front and side yard setbacks; and  
 Minor Conditional Use Permit to allow six bedrooms in the existing single family residence with less than one year of owner occupancy.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** 15301-Existing Facilities  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** OCHS Rating, Dc2+  
**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**

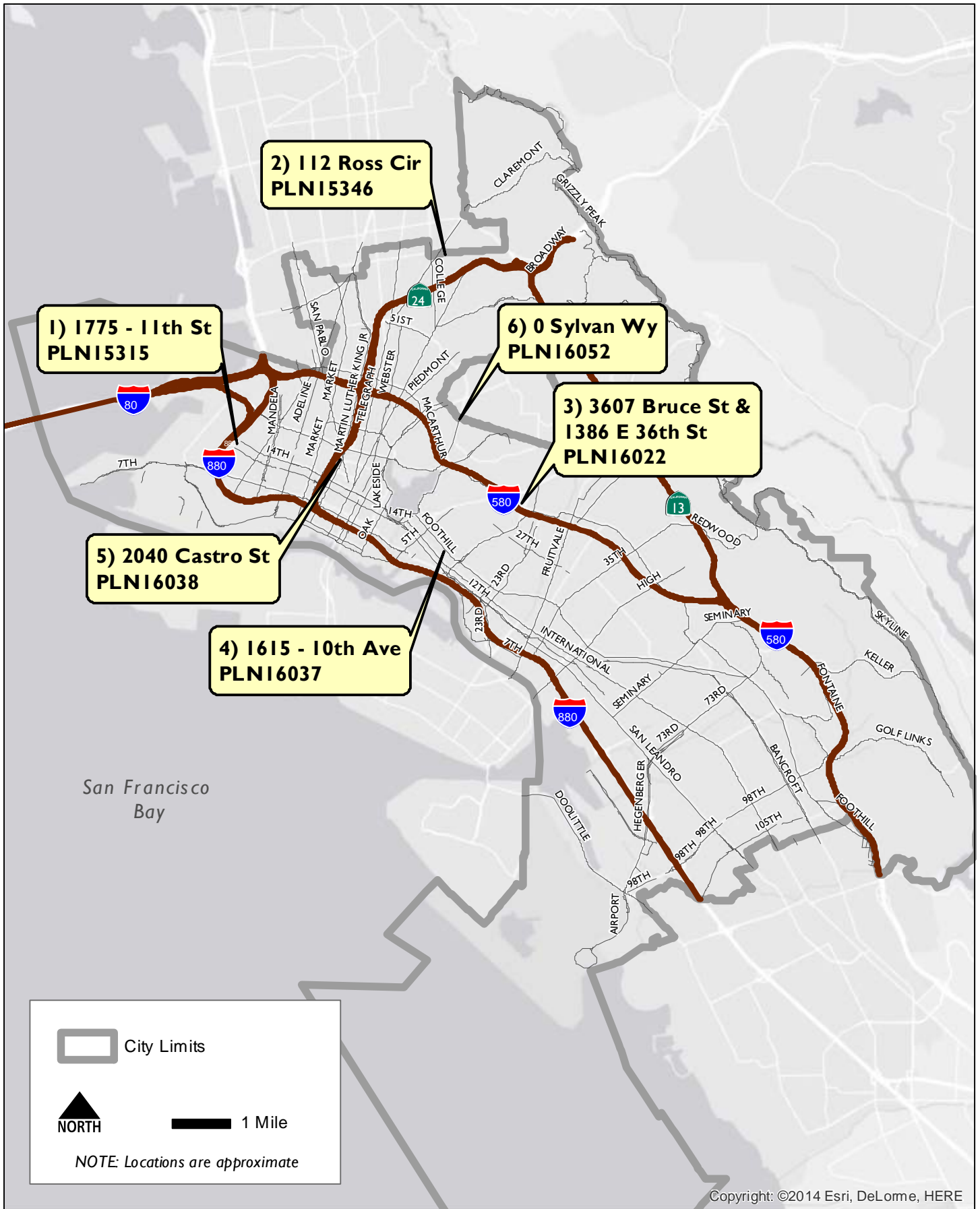
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5.                                   **Location:** **2040 CASTRO STREET, OAKLAND, CA 94612 (APN: 003 003900202)**  
**Proposal:** To construct a rear upper story addition of 2,959 square feet to the existing one-story 3,055 square feet commercial building.  
**Applicant / Phone Number:** David Baker Architects / (415) 896-6700  
**Owner:** Kent Gardner  
**Case File Number:** **PLN16038**  
**Planning Permits Required:** Regular Design Review for construction of an addition to a non-residential facility.  
**General Plan:** Central Business District  
**Zoning:** CBD-X  
**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:** 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**

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6.                                   **Location:** **0 SYLVAN WAY, OAKLAND, CA 94610 (APN: 011 085400701)**  
*(the subject vacant property is located northeast of Boulevard Way)*  
**Proposal:** To construct a 2,215 square foot single family dwelling on a downslope parcel.  
**Applicant / Phone Number:** Yung Chang / (510) 393-9703  
**Owners:** Chang Yung C & Sufen X  
**Case File Number:** **PLN16052**  
**Planning Permits Required:** Regular Design Review for new residential construction.  
**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  
**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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Planning & Building Department



## Applications on File for the Week of March 11, 2016