

APPLICATIONS ON FILE
March 25, 2016

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:

April 11, 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:** 367- 377 2ND STREET and 370 EMBARCADERO, OAKLAND, CA 94607
APN's: 001 014300700, 001 014300800 and 001 014301000
Proposal: To modify existing entitlements to an approved project (CD13309) by increasing the density and adding another story above for a new mixed-use residential and commercial building.
Applicant / Phone Number: Mill Creek-Dave Fiore / (415) 860-1474
Owner: 370 Embarcadero LLC
Case File Numbers: PLN16073 and DET150101
Planning Permits Required: Zoning Manager's Determination to increase residential density (approved for 98 units, proposed 36 units, total of 134 units); Regular Design Review for additions (approved for six-stories, proposed for a one-story above, total of seven-stories over a ground-floor commercial building; & Minor Variance to reduce group open space.
General Plan: EPP Mixed Use District
Zoning: C-45/S-4
Environmental Determination: 15332-In Fill Development; 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 **Aubrey Rose** at (510) 238-2071 or by email: **arose@oaklandnet.com**

2. **Location:** 6300-6310 COLLEGE AVENUE, OAKLAND, CA 94618
APN's: 048A707000101 and 048A707000704
Proposal: To conduct a full service bank on the ground-floor of a commercial building.
Applicant / Phone Number: Fremont Bank, C/O Kim Burdick / (510) 505-5393
Owner: College & Claremont Shops LLC
Case File Number: PLN15357
Planning Permits Required: Minor Conditional Use Permit for Consultative and Financial Services in the CN-1 Zone.
General Plan: Neighborhood Center Mixed Use
Zoning: CN-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: 2
City Council District: 1
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**

3. **Location:** **0 INYO AVENUE, OAKLAND, CA 94608** **APN: 026 077701400**
(the vacant property is located between the neighboring residences at 2610 & 2637 Inyo Avenue)

Proposal: To construct a 1,930 square feet, one-story single-family residence.

Applicant / Phone Number: Thuan Duc Tran / (510) 303-9037

Owner: Nguyen Joseph S

Case File Number: **PLN16011**

Planning Permits Required: Regular Design Review for new construction; and
Minor Variance for not meeting the required front yard setback for new stairs.

General Plan: Mixed Housing Type Residential

Zoning: RM-3

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: 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:** **0 INYO AVENUE, OAKLAND, CA 94608** **APN: 026 077701500**
(the vacant property is located between the neighboring residences at 2610 & 2637 Inyo Avenue)

Proposal: To construct a 1,930 square feet, 24 feet tall single-family residence.

Applicant / Phone Number: Thuan Duc Tran / (510) 303-9037

Owner: Nguyen Joseph S

Case File Number: **PLN16012**

Planning Permits Required: Regular Design Review for new construction; and
Minor Variance for not meeting the required front yard setback for new stairs.

General Plan: Mixed Housing Type Residential

Zoning: RM-3

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: 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

5. **Location:** 460 HEGENBERGER ROAD, OAKLAND, CA 94621
APN's: 044 507800101 and 044 507804500
Proposal: Voluntary demolition of an existing seven-story vacant commercial building, (previously occupied by "Union Bank"), and site alterations to install new landscaping, hydro-seed, and a decorative perimeter fencing.
Applicant / Phone Number: Chay Ponglorpisita, HOK (415) 356-8658
Owner: PLP Partner, LP
Case File Number: PLN16049
Planning Permits Required: Regular Design Review for demolition of building and site 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: Non-Historic Property
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**

6. **Location:** 274 - 19TH STREET, OAKLAND, CA 94612 **APN:** 008 063500100
Proposal: The project is associated with the realignment and modification of a portion of Harrison Street and Lakeside Drive, and realignment and modification of the Harrison Street /20th Street/Lakeside Drive intersection. The project will include: (1) Improvements to Snow Park;(2) Replacement of the existing asphalt walkway adjacent to Lake Merritt with a new concrete walkway and jogging trail; and (3) upgrades to the landscaping within the existing Lake Merritt open space between the waterfront retaining wall and the adjacent roadways along Lakeside Drive and Harrison Street. The project also includes a Tree Protection Permit (T1600025) to remove 20 trees; and Creek Protection Permit-Category III (CP16003) for work within 100 feet from the shoreline of Lake Merritt.
Applicant / Phone Number: Ali Schwarz / (510) 238-7310
Owner: City Of Oakland
Case File Number: PLN16062
Planning Permits Required: Minor Conditional Use Permit and Creek Protection Permit to allow renovation of Snow Park and walkway and landscaping improvement along the Lake Merritt shore located in the Urban Open Space Zone. (Part of approved Lake Merritt Master Plan, July 2002).
General Plan: Central Business District; Urban Park and Open Space
Zoning: CBD-C; CBD-R; OS (NP)
Environmental Determination: An EIR for the project has been completed and certified on April 1st 2008, and a Notice of Determination was filed on April 3rd 2008. The State Clearinghouse is #2006122048. The EIR was titled Measure DD Implementation project, and includes a project-level analysis of all projects funded by local bond Measure DD.

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(Item 6)

Historic Status: Snow Park: (PDHP); Rating: C1+ 1920's Park API contributor, Secondary importance or Superior example. Lake Merritt surround: Designated Historic Property. City of Oakland Landmark LM79-514.

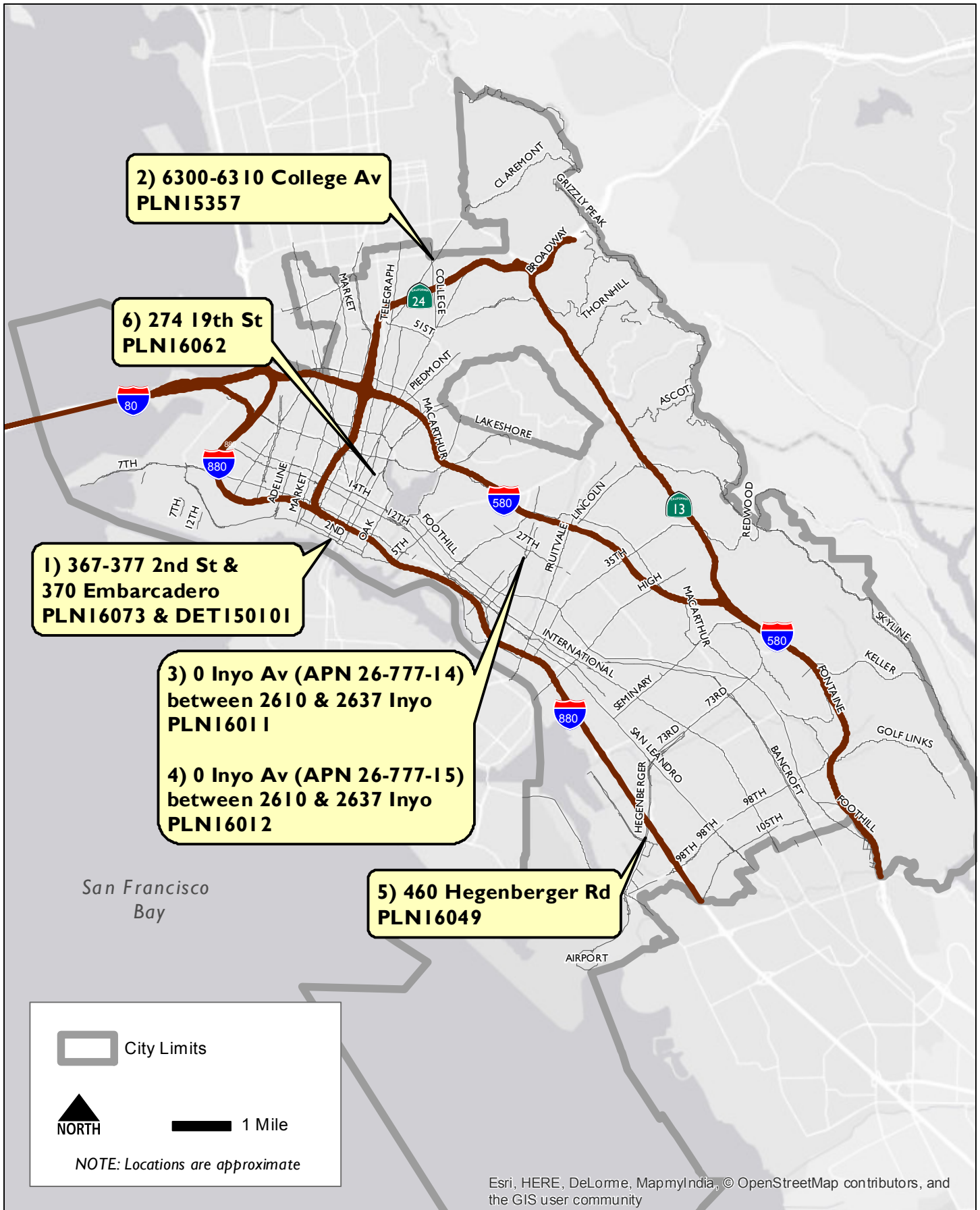
Service Delivery District: Metro

City Council District: 3

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner **Jason Madani** at **(510) 238-4790** or by email: **jsmadani@oaklandnet.com**



**2) 6300-6310 College Av
PLN15357**




**6) 274 19th St
PLN16062**

**1) 367-377 2nd St &
370 Embarcadero
PLN16073 & DET150101**

**3) 0 Inyo Av (APN 26-777-14)
between 2610 & 2637 Inyo
PLN16011**

**4) 0 Inyo Av (APN 26-777-15)
between 2610 & 2637 Inyo
PLN16012**

**5) 460 Hegenberger Rd
PLN16049**

 City Limits
 NORTH
 1 Mile
 NOTE: Locations are approximate

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Applications on File for the Week of March 25, 2016