

APPLICATIONS ON FILE
May 13, 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:

May 30, 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:** 1129, 1131 & 1133 - 65TH STREET, OAKLAND, CA 94608
(APN: 016 150500500)
Proposal: To convert three (3) existing detached single family dwellings into condominiums.
Applicant / Phone Number: Kimberly Wade / (415) 531-3222
Owners: Wade Jacob M & Kimberly M Etal
Case File Number: PLN15168
Planning Permits Required: Tentative Parcel Map Subdivision for condominiums on a single lot.
General Plan: Housing and Business Mix; Mixed Housing Type Residential
Zoning: HBX-2 and 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: 1
City Council District: 1
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

2. **Location:** 2461- 26th AVENUE, OAKLAND, CA 94601 **(APN: 026 078401300)**
Proposal: To construct three new residential units on vacant lot (One unit within front house,
 and duplex at rear)
Applicant / Phone Number: Hien Ngoc / (510) 512-8315
Owner: Hien Ngoc
Case File Number: PLN15412
Planning Permits Required: Regular Design Review for new construction; and
 Minor Conditional Use Permit for three (3) units in RM-3 zone.
General Plan: Mixed Housing Type Residential
Zoning: RM-3
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

3. **Location:** 1711 - 18TH STREET, OAKLAND, CA 94606 (APN: 007 056200100,
1708 WOOD STREET, OAKLAND, CA 94607 (APN: 007 056300100)
Proposal: To construct 128 townhouse style condominiums (110 residential and 18 live-work) on a 4 acre site in West Oakland, along the Wood street corridor.
Applicant / Phone Number: Molly Mayburn / (510) 846-6540
Owner: Psai Partners LLC
Case File Number: PLN16007
Planning Permits Required: Tentative Parcel Map Subdivision for new condominiums; and Regular Design Review for new construction.
General Plan: Housing and Business Mix
Zoning: HBX-2
Environmental Determination: The project has an Addendum to, and relies on the West Oakland Specific Plan EIR that was certified on July 29, 2014. The project also relies on the Housing Element EIR and its Addenda; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
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 **Maurice Brenyah-Addow** at **510-238-6342** or by email: mbrenyah@oaklandnet.com

4. **Location:** 399 JAYNE AVENUE, OAKLAND, CA, 94610 (APN: 010 078900502)
Proposal: To convert the lower level basement/garage into a 900 square foot secondary-unit, and make renovations to the primary unit including site alterations for three (3) off-street parking spaces that will contain new landscaping. (Project was deemed complete on May 16, 2016 per previous Planning Code Section 17.103.080).
Applicant / Phone Number: Leslie Smith / (415) 536-1078
Owner: Samberg Marc B
Case File Number: PLN16066
Planning Permits Required: Regular Design Review for exterior building and site alterations; and Minor Variances to allow the secondary-unit to encroach into the front yard setback (20 feet required, 12 feet proposed), and side yard setback (4 feet required, 3 feet and 4 inches proposed), and to allow tandem off-street parking in the S-12 zoning district.
General Plan: Mixed Housing Type Residential
Zoning: RM-1/S-12
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating, C3
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

5. **Location:** 1680 – 14TH STREET, OAKLAND, CA 94607 (APN: 007 055201000)
Proposal: To convert existing non-residential building to 26 new residential units. Project includes Density Bonus (under Section 17.107 of the OPC) to add two affordable units for a total of 26 units where 24 units are allowed. The project also includes incentives/concessions to allow 22 parking spaces where 26 are required.
Applicant & Owner/ Phone Number: Willow Parks Partners, LLC / (510) 663-3865
Case File Number: PLN16079
Planning Permits Required: Regular Design Review to construct new residential units.
General Plan: Mixed Housing Type Residential; Housing and Business Mix
Zoning: HBX-2; RM-2;
Environmental Determination: 15332- Infill Projects; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
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 **Maurice Brenyah-Addow** at 510-238-6342 or by email: mbrenyah@oaklandnet.com

6. **Location:** 3546 GRAY STREET, OAKLAND, CA 94601 (APN: 032 211103000)
Proposal: To raise by eight feet an existing 741 square feet single-family residence and construct and additional 217square feet addition. The project includes converting the new lower floor area to a 500 square feet Secondary-Unit with a 458 square feet workshop and garage.
Applicant / Phone Number: Kent Lau / (510) 816-1381
Owner: Ri Ming Liao
Case File Number: PLN16088
Planning Permits Required: Regular Design Review for building exterior alterations; and
 Minor Variance to reduce the front yard setback where 20 feet is required, and 16 feet is proposed.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
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: 5
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

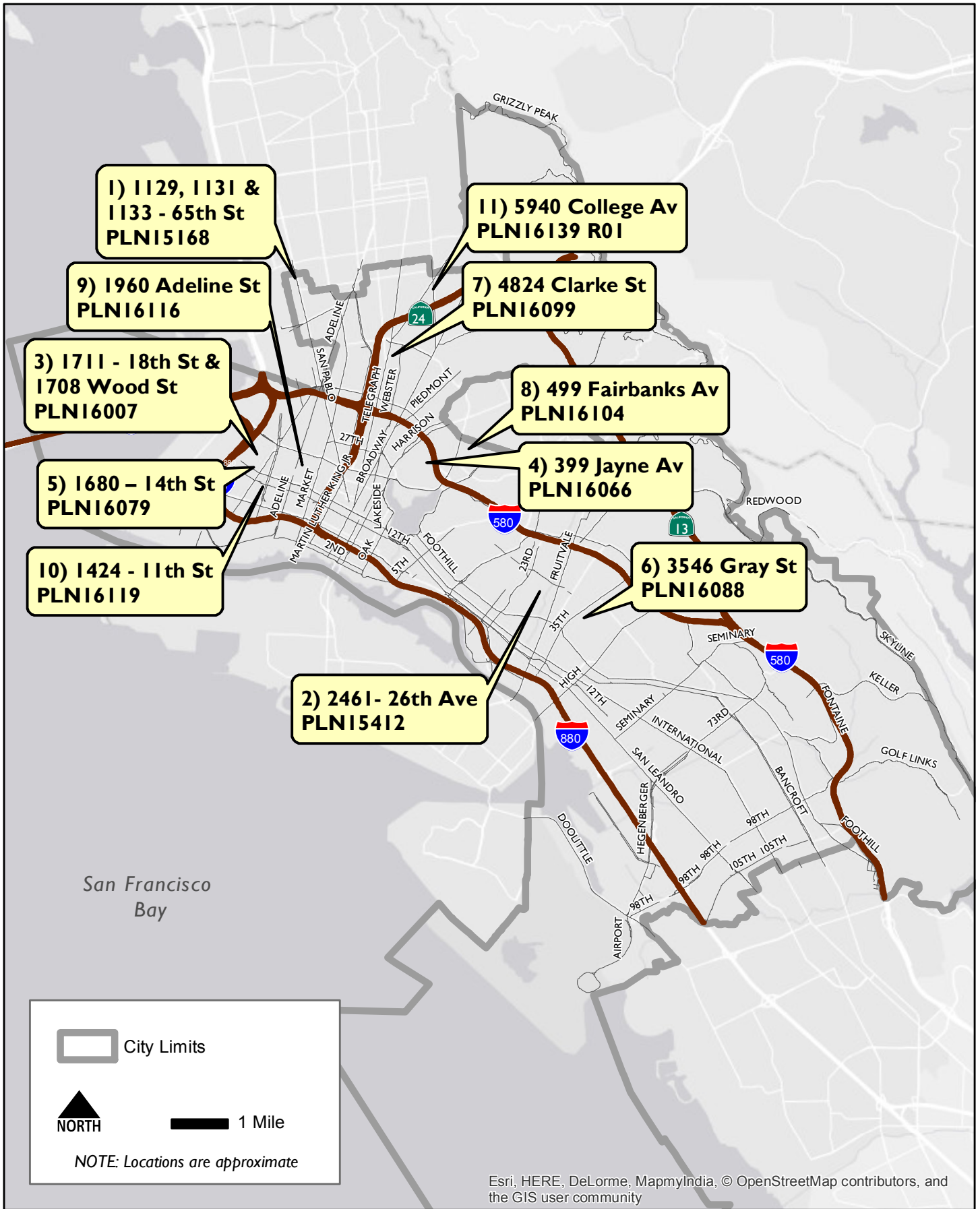
7. **Location:** 4824 CLARKE STREET, OAKLAND, CA 94609 (APN: 013 114902300)
Proposal: To convert three existing residential dwelling units to residential condominiums.
Applicant / Phone Number: Lori Lorenzo / (510) 653-2596
Owners: Raskin Jon & Lorenzo Lori & Sztundel Ksiel
Case File Number: PLN16099
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion.
General Plan: Mixed Housing Type Residential
Zoning: RM-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: 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

8. **Location:** 499 FAIRBANKS AVENUE, OAKLAND, CA 94610 (APN: 011 085200503)
Proposal: To convert four (4) existing residential units to residential condominium units that
 will include the condominium conversion transferred rights of four (4) residential
 units within the restricted secondary condominium impact area.
Applicant / Phone Number: John Newton / (510) 526-7370
Owner: Grand Lake Properties LLC, C/O Wayne Lippman
Case File Number: PLN16104
Planning Permits Required: Tentative Parcel Map Subdivision for residential condominiums (TPM10469)
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating, C3
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:
dvalueska@oaklandnet.com

9. **Location:** 1960 ADELINE STREET, OAKLAND, CA 94607 (APN: 005 040600100)
Proposal: To allow the operation of a tasting room & the sale of bottles from a new brewery facility "Ghost Town" (under OPC Section 17.103.030.B.1.e).
Applicant / Phone Number: Ghost Town Industries / (510) 470-4227
Owner: Ferreira Melvin J Tr
Case File Number: PLN16116
Planning Permits Required: Minor Conditional Use Permit for on-sale (tasting room), and off-sale (bottle sales shop) activities from a brewery.
General Plan: Business Mix
Zoning: CIX-1A/S-19
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: 3
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: dvalueska@oaklandnet.com

10. **Location:** 1424 - 11TH STREET, OAKLAND, CA 94606 (APN: 004 006301100)
Proposal: To construct a two-story 2,700 square foot single family residence.
Applicant / Phone Number: Subhas Narayan / (510) 631-8300
Owners: Anene Carla R & Nwanneka I
Case File Number: PLN16119
Planning Permits Required: Regular Design Review for new 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: 1
City Council District: 3
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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11. **Location:** 5940 COLLEGE AVENUE, OAKLAND, CA 94618 (APN: 014 126604800)
 Proposal: Revision to an administrative zoning approval to amend the approved Planning Permit (CM79361) of an existing full-service restaurant "Barclays" with beer/wine to include the sales of liquor for on-site consumption until closing time (2:00am).
Applicant / Phone Number: Chris Foott / (510) 368-4431
 Owner: San Francisco Property Management Company Inc.
 Case File Number: PLN16139-R01
Planning Permits Required: Minor Conditional Use Permit to amend an approved Conditional Use Permit to include the sales of liquor for on-site for a full-service restaurant.
 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 **Jose Herrera** at (510) 238-3808 or by email: jherrera@oaklandnet.com



Applications on File for the Week of May 13, 2016