

**APPLICATIONS ON FILE**  
**June 10, 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:

**June 27, 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:** 5409-5411 FOOTHILL BOULEVARD, OAKLAND, CA 94601  
**(APN: 035 239001800)**  
**Proposal:** To convert the existing one-story, 568 square foot vacant storefront into an additional living area to contain a living room and bedroom for the existing 692 square foot single family dwelling, located in the rear of the building.  
**Applicant / Phone Number:** Trung Nguyen / (510) 731-7121  
**Owners:** Loi Tam Pham and Tram Lam  
**Case File Number:** PLN16115  
**Planning Permits Required:** Regular Design Review for exterior building alterations; and Minor Variance reduction for a front setback of 0 feet where 5 feet is required.  
**General Plan:** Urban Residential  
**Zoning:** RU-4  
**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:** 4  
**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](mailto:mbradley@oaklandnet.com)

2. **Location:** 532 UNION STREET, OAKLAND, CA 94607 **(APN: 004 004900400)**  
**Proposal:** To construct a mixed-use development involving 110 units and 3,646 square feet of commercial space on a vacant site. (The site does not have its own APN (Assessor's Parcel Number) yet so the current APN is the same as that associated with 500 Kirkham Street to the west across Union Street)  
**Applicant / Phone Number:** Holliday Development - Kevin Brown / (510) 588-5152  
**Owner:** State Of California  
**Case File Number:** PLN16164  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Community Commercial  
**Zoning:** S-15W Transit-Oriented Development Zone (West Oakland)  
**Environmental Determination:** The project relies on the West Oakland Specific Plan (WOSP) EIR certified on July 29, 2014, and 15183 of the CEQA Guidelines for 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: [Brenyah-Addow@oaklandnet.com](mailto:Brenyah-Addow@oaklandnet.com)



