

**APPLICATIONS ON FILE**  
**June 17, 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:

**July 5, 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:** 5295 BROADWAY TERRACE, OAKLAND, CA 94618 (APN: 048A702100407)  
**Proposal:** Renovations to Country Club facilities, including: Main Clubhouse - addition of 334 square foot expansion to women's locker room; Golf Pro Shop and Cart Shed - demolition of both structures and rebuild as one two-level structure with pro-shop above and cart storage below; Tennis Pavilion - partial demolition and remodel; Site Work - miscellaneous site work, regarding, extend new accessible pathways, includes removal and replacement of seven trees.  
**Applicant / Phone Number:** Mike Mussano for Ward-Young Architects / (925) 283-3278  
**Owner:** Claremont Country Club  
**Case File Number:** PLN16028  
**Planning Permits Required:** Regular Design Review for the renovation, including additions, demolition and reconstruction of country club facilities, and miscellaneous site work; and Minor Conditional Use Permit to expand the floor area of a legal non-conforming activity.  
**General Plan:** Urban Park and Open Space; Mixed Housing Type Residential; Urban Residential; Institutional; Community Commercial  
**Zoning:** RD-1; CC-2; and RU-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:** OCHS Rating, A3  
**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 **Ann Clevenger** at (510) 238-6980 or by email: [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

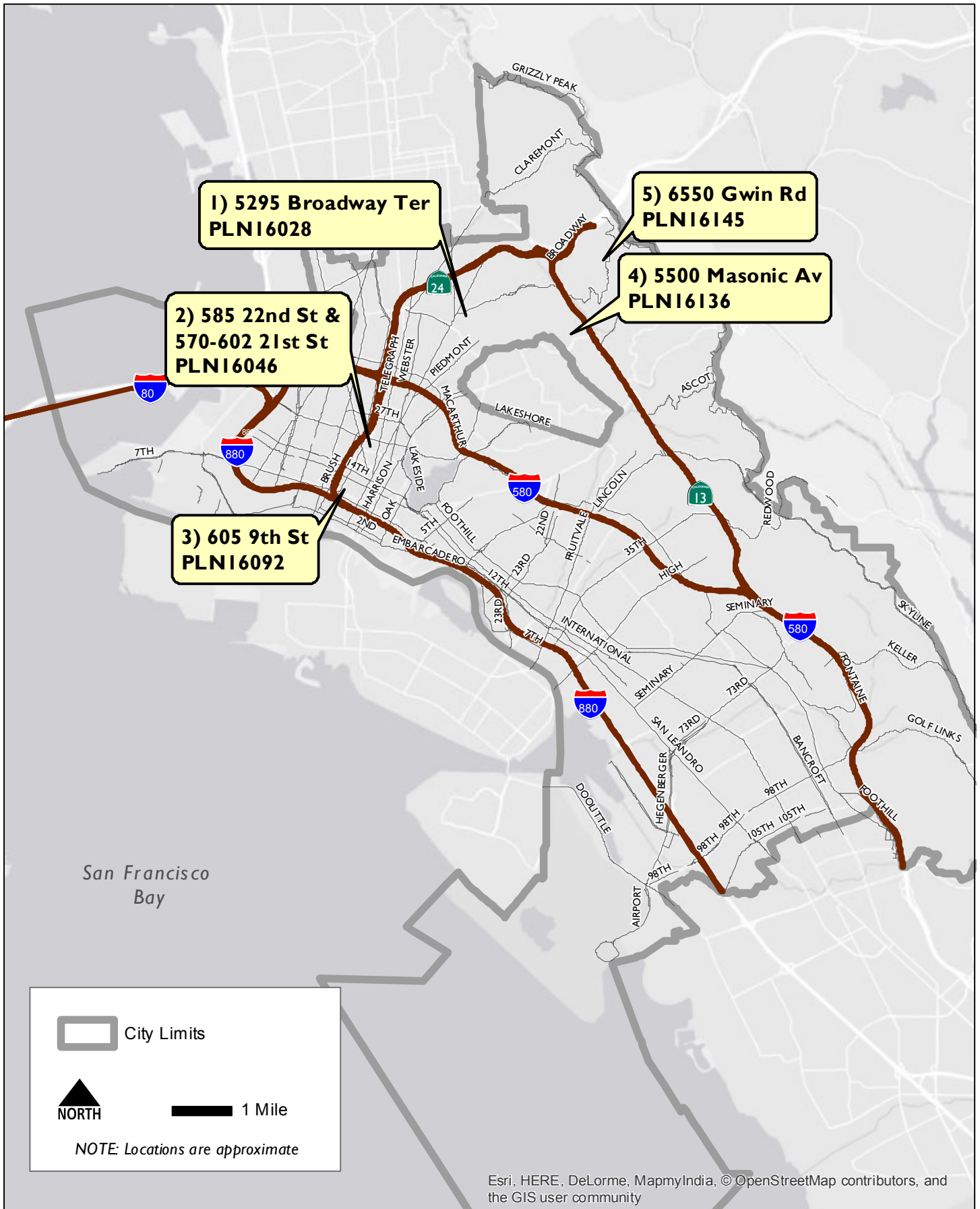
2. **Location:** 585 22<sup>ND</sup> STREET and 570 - 602 21<sup>ST</sup> STREET, OAKLAND, CA, 94612  
**APNs:** 008 064701300, 008 064701400, 008064701500 and 064702804  
**Proposal:** New construction of a five-story, 78 unit (76 new units plus two (2) replacement units for the relocation of the two historic buildings on 21st Street) residential building with ground-floor parking and amenity spaces along with the relocation of two buildings on 21st Street.  
**Applicant / Phone Number:** Buddy Williams / (510) 213-2821  
**Owners:** Kennedy Thomas E & Kennedy Craig S  
**Case File Number:** PLN16046 ([This project is one case and incorporated from former case file PLN16047](#))  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Central Business District  
**Zoning:** CBD-R  
**Environmental Determination:** 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** API, Cathedral District  
**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](mailto:mbradley@oaklandnet.com)

3.                                   **Location:** 605 9<sup>TH</sup> STREET, OAKLAND, CA 94607                                   **(APN: 001 021100600)**  
**Proposal:** To demolish one-story commercial building and construct an eight-story residential building, containing 25 residential units.  
**Applicant / Phone Number:** Joe Hernon / (415) 705-9922  
**Owners:** Hoo Tom S & Yip Anthony  
**Case File Number:** PLN16092  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Central Business District  
**Zoning:** CBD-R  
**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:** 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](mailto:mbradley@oaklandnet.com)

4.                                   **Location:** 5500 MASONIC AVENUE, OAKLAND, CA 94618 **(APN: 048B716501900)**  
**Proposal:** To construct a rear 761 square foot second-story addition, a 441 square foot ground-level addition to an existing single-family dwelling on a hillside lot.  
**Applicant / Phone Number:** Richard Vaterlaus for Acme Architects / (510) 521-0577  
**Owner:** Giardina Mark J  
**Case File Number:** PLN16136  
**Planning Permits Required:** Regular Design Review for residential additions over 1,000 square foot.  
**General Plan:** Hillside Residential  
**Zoning:** RH-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:** 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](mailto:jherrera@oaklandnet.com)

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5. **Location:** 6550 GWIN ROAD, OAKLAND, CA 94611 (APN: 048H752401000)  
**Proposal:** To construct a rear upper level deck above an existing lower level deck.  
**Applicant & Owner / Phone Number:** Wayne Wilkerson / (510) 459-0606  
**Case File Number:** PLN16145  
**Planning Permits Required:** Regular Design Review for a new deck; and  
Minor Variance to locate a portion of the new deck 1.75 feet from the side  
property line.  
**General Plan:** Hillside Residential  
**Zoning:** RH-2; RH-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:** 2  
**City Council District:** 1  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case planner **Ann Clevenger** at (510) 238-6980 or by email:  
[aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

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Planning & Building Department



## Applications on File for the Week of June 17, 2016