

**APPLICATIONS ON FILE**  
**July 1, 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 18, 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:** 1207 PERALTA STREET, OAKLAND, CA 94607 (APN: 006 000903800)  
**Proposal:** Revisions to a previously approved project under planning case number PLN14-025 which was to raise the existing single-family dwelling to add additional floor area in the ground-floor. This includes a 176 square feet rear addition to create a 500 square feet secondary-unit located on ground-floor.  
**Applicant - Owner/ Phone Number:** Bruce Loughridge / 510-435-8786  
**Owner:** Igbinedion Yvan  
**Case File Number:** PLN14025-R01  
**Planning Permits Required:** Regular Design Review to add 176 square-feet rear addition.  
**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:** Yes, API: OCHS Rating: C1+  
**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:** 0 MANZANITA DRIVE, OAKLAND, CA 94603 (APN: 048E732002800)  
**Proposal:** Re-noticing of revised design to construct a new single family dwelling on a vacant lot.  
 (Subject lot is located between the 2199 and 2211 Manzanita Drive residences)  
**Applicant / Phone Number:** John Newton / (510) 526-7370  
**Owner:** Montalbo David K  
**Case File Number:** PLN15081  
**Planning Permits Required:** Regular Design Review for new construction; and  
 Minor Variance to allow the building to exceed the 18-foot height-limit above the edge of pavement height for down-sloping lots; and  
 Minor Conditional Use Permit to allow a maximum building height of 34 feet, 9 inches.  
**General Plan:** Hillside Residential  
**Zoning:** RH-4/S-10/S-11  
**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:** 4  
**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](mailto:mbrenyah@oaklandnet.com)

3. **Location:** 1160 66<sup>TH</sup> STREET, OAKLAND, CA 94608 (APN: 016 150700802)  
**Proposal:** Revision to add new solar paneled carport over surface parking area related to construction of 15 condominium units involving twelve (12) new free-standing single-family dwelling units and three (3) live-work units.  
**Applicant / Phone Number:** Eric Manou / Manou Design Group  
**Case File Number:** PLN15165-R01  
**Planning Permits Required:** Regular Design Review for construction of fifteen new townhouse style units; New Condos Tentative Parcel Map to create fifteen new condo units (twelve residential and three live/work)  
**General Plan:** Housing and Business Mix  
**Zoning:** HBX-2  
**Environmental Determination:** 15332-In Fill Development; and 15183-Projects Consistent with a Community 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](mailto:mbrenyah@oaklandnet.com)

4. **Location:** 829 21<sup>ST</sup> STREET, OAKLAND, CA 94607  
**APN:** 003 003303900, 003 003304000, 003 003304100, 003 003304200, 003 003304300, 003 003304400.  
**Proposal:** Request to legalize the raising of a pre-existing commercial building that was located within the required setbacks. The subject property was later converted into five live-work units under Planning Case number CD07-399.  
**Applicant / Phone Number:** Robia Crisp / (415) 291-7462  
**Owner:** 829 21st Street Homeowners Association  
**Case File Number:** PLN15408  
**Planning Permits Required:** Minor Conditional Use Permit to allow a reduced side setback of three feet within the West Oakland Area; Minor Variance for raising the pre-existing building within the required setbacks; Regular Design Review for legalization of exterior modifications that include a variance.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** To Be Determined  
**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 **Peterson Vollmann** at (510) 238-6167 or by email: [Pvollmann@oaklandnet.com](mailto:Pvollmann@oaklandnet.com)

5. **Location:** 1172 OCEAN AVENUE, OAKLAND, CA 94608 (APN: 016 146800600)  
**Proposal:** To construct a two-story duplex to the rear of an existing two-story duplex on a single lot. The new duplex faces the rear alley and two new uncovered parking spaces are proposed on the rear yard.  
**Applicant / Phone Number:** Jeff Stone / (203) 904-1155  
**Owner:** Jeffrey and Deandra Stone  
**Case File Number:** PLN16094  
**Planning Permits Required:** Minor Conditional Use Permit for construction of two new additional units on a lot that has two existing residential units in the RM-3 Zone;  
Regular Design Review for new construction including the installation of a swing driveway gate along the alley; and  
Minor Variance to reduce rear yard setback facing the alley to 0 feet where 15 feet is required.  
**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:** 1  
**City Council District:** 1  
**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](mailto:dvalueska@oaklandnet.com)

6. **Location:** 1350 14<sup>TH</sup> STREET, OAKLAND, CA 94607  
**APN:** 005 048200300, 005 048200400, 005 048200500  
**Proposal:** To install sixteen, six feet tall antenna panels concealed by an FRP enclosure located on four different sectors on the roof of a commercial facility. The associated equipment cabinet enclosure will be located on the ground.  
**Applicant / Phone Number:** Misako Hill / (415) 533-2540  
**Owner:** Ivy Jerry Tr  
**Case File Number:** PLN16120  
**Planning Permits Required:** Regular Design Review to install rooftop antennas; and  
Minor Variance to allow macro facility to be located within the required 1:1 setback ratio from the edge of roof.  
**General Plan:** Urban Park and Open Space; Business Mix  
**Zoning:** CIX-1A/S-19  
**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 **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

7. **Location:** 3850 WHITTLE AVENUE, OAKLAND, CA 94602 (APN: 029A130501002)  
**Proposal:** To construct a two-story single-family dwelling consisting of 2,725 square feet with an attached garage located on an up-slope parcel.  
**Applicant / Phone Number:** Li-Sheng Fu / (510) 676-3312  
**Case File Number:** PLN16150  
**Planning Permits Required:** Regular Design Review to construct a two-story single family dwelling on an up-slope parcel.  
**General Plan:** Mixed Housing Type Residence  
**Zoning:** RD-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:** 3  
**City Council District:** 4  
**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](mailto:mbrenyah@oaklandnet.com)

8. **Location:** 0 SAN PABLO AVENUE, OAKLAND, CA 94608 (APN: 005 046900100)  
*(Subject plaza is bounded by Filbert Street and 32<sup>nd</sup> Street.)*  
**Proposal:** To renovate St Andrew's Plaza (a public park on San Pablo Avenue at 32nd St) that includes the installation of a new iron copper brown fence/gate, bulletin board kiosk, boulder for seating, and three additional light posts.  
**Applicant / Phone Number:** City Of Oakland / Woojae Kim (510) 238-3389  
**Owner:** City Of Oakland  
**Case File Number:** PLN16173  
**Planning Permits Required:** Minor Conditional Use Permit to renovate a City park located in the OS Zone.  
**General Plan:** Urban Park and Open Space  
**Zoning:** OS (AMP)  
**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](mailto:dvalueska@oaklandnet.com)

9. **Location:** 1544-1550 4<sup>TH</sup> AVENUE, OAKLAND, CA 94606 (APN: 020 017800100)  
**Proposal:** To subdivide a 4,500 square-foot parcel containing two principal two-unit detached residential structures into two separate parcels with common driveway easement to access existing two-car garage located at rear portion of the lot. The new lot sizes would be 2,000 sq. ft. for Lot #1 and 2,500 sq. ft. for Lot #2.  
**Applicant / Phone Number:** Chew Jean A Tr Etal / (510) 286-8203  
**Owner:** Thomas Mccoy  
**Case File Number:** PLN16191  
**Planning Permits Required:** 1-4 Lot Tentative Parcel Map (VTPM10517) to subdivide a single lot into two separate lots with existing residences per 17.106.010.; and Minor Conditional Use Permit for subdivision with existing residential buildings, and a new common shared driveway per 17.102.090.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-4  
**Environmental Determination:** 15315-Minor Land Divisions; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Yes, ASI, OCHS Rating: D2+  
**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 **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

10. **Location:** 2970 SUMMIT STREET, OAKLAND, CA 94609 (APN: 009 070001600)  
**Proposal:** To construct an eight unit, four-story residential building that includes a tree removal permit (T1600087) to remove two Juniper trees.  
**Applicant / Phone Number:** Summit Street Partners, LLC / (925) 570-4919  
**Owners:** David Ramah and Dy George  
**Case File Number:** PLN16192  
**Planning Permits Required:** Regular Design Review for new construction  
**General Plan:** Community Commercial  
**Zoning:** S-1  
**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)





## Applications on File for the Week of July 1, 2016