

**APPLICATIONS ON FILE**  
**July 8, 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 25, 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:** 490 40<sup>TH</sup> STREET, OAKLAND, CA 94609 (APN: 012 101101802)  
**Proposal:** To convert an existing one-story commercial building into 19 live-work units and to construct a new three-story commercial building facing 40th Street. Open space and parking site improvements will be made for existing parking lot including separation from auto service activity already on-site.  
**Applicant / Phone Number:** Matt Guidi / (415) 484-3498  
**Owner:** Mast Family Partnership  
**Case File Number:** PLN16151  
**Planning Permits Required:** Regular Design Review for conversion of a 25 feet commercial building into live-work and building façade improvements; and  
 Minor Conditional Use Permit for Live-work conversion of existing building; and  
 Conditional Use Permit for minimum height of 25 feet in new construction  
**General Plan:** Urban Residential; Neighborhood Center Mixed Use  
**Zoning:** CN-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:** 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)

2. **Location:** 5325 SAN PABLO AVENUE, OAKLAND, CA 94608 (APN: 013 118300100)  
**Proposal:** Demolition of an existing one-story commercial building with a new five-story, 18-unit residential building with two ground floor commercial spaces. Project provides 18 parking spaces (11 compact parking spaces and 7 regular parking spaces). The project provides group open space on the roof.  
**Applicant / Phone Number:** Stephen Tong / (415) 320-9788  
**Owner:** Shin Hyun H & Kyung J  
**Case File Number:** PLN16158  
**Planning Permits Required:** Regular Design Review to demolish an existing one-story commercial building and construction of a new five-story, 18-unit residential project with two ground floor commercial units; and Minor Variance for 11 compact parking spaces where 6 compact spaces are allowed  
**General Plan:** Community Commercial  
**Zoning:** CC-2  
**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:** 1  
**City Council District:** 1  
**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)

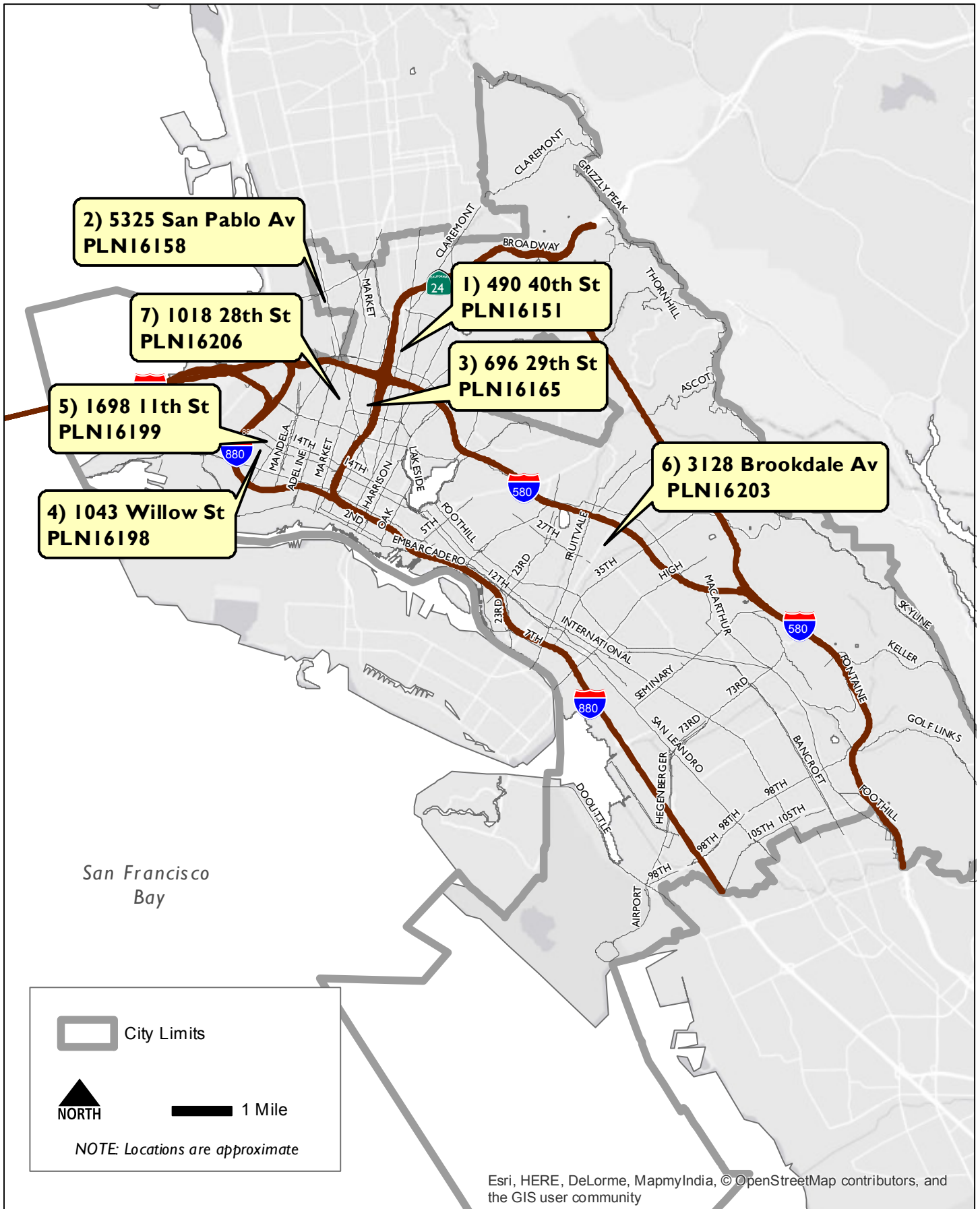
3. **Location:** 696 29<sup>TH</sup> STREET, OAKLAND, CA 94609 (APN: 009 069601000)  
**Proposal:** To subdivide an existing 7,002 square feet parcel containing an existing Single-family dwelling into two mini-lot developments. The new parcel will include the construction of a new 2,190 single family dwelling located at the rear portion of the lot and provides two parking spaces on-site.  
**Applicant / Phone Number:** 29 West Llc. / (510)473-2544  
**Owners:** Vansickle Laura, Haley Gregory B and Monoogan D Trs  
**Case File Number:** PLN16165  
**Planning Permits Required:** Regular Design Review for the construction of a new single family dwelling 1-4 Lot Tentative Parcel Map to subdivide one lot into two lots. (TPM10381) Minor Conditional Use to subdivide an existing parcel which contains an existing single family into two mini-lot developments.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** 15315-Minor Land Divisions; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Yes, ASI, OCHS Rating: C2+  
**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)

4. **Location:** 1043 WILLOW STREET, OAKLAND, CA 94607 (APN: 006 002504100)  
**Proposal:** To construct a new two-story single family residence on a vacant lot at the Western corner of 11<sup>th</sup> Street and Willow Street.  
**Applicant / Phone Number:** Melanie Heck / (510) 551-3425  
**Owner:** Buchanan Wartney  
**Case File Number:** PLN16198  
**Planning Permits Required:** Regular Design Review for the new construction of a two-story detached Single Family Residence.  
**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:** Yes, API  
**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)

5. **Location:** 1698 11<sup>TH</sup> STREET, OAKLAND, CA 94607 (APN: 006 001302300)  
**Proposal:** To construct a detached two-story 2,034 square feet single family residence on a vacant lot at the Eastern corner of 11th Street & Willow Street  
**Applicant / Phone Number:** Bruce Loughridge / (510) 435-8786  
**Owner:** Buchanan Wartney  
**Case File Number:** PLN16199  
**Planning Permits Required:** Regular Design Review for the new construction of a two-story detached Single Family Residence.  
**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:** Yes, API  
**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)

6. **Location:** 3128 BROOKDALE AVENUE, OAKLAND, CA 94602 (APN: 027 086901405)  
**Proposal:** To convert four units residential building into four residential condominium units.  
**Applicant / Phone Number:** John E. Gutierrez / (510)647-0600  
**Owner:** North Oakland Cohousing Llc  
**Case File Number:** PLN16203  
**Planning Permits Required:** 1-4 Res Condo Conv Units  
 Tentative Parcel Map to convert 4 apartment units into 4 condominiums -TPM10429  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-3  
**Environmental Determination:** 15301-Division of Existing Multi-Family Dwelling into Common-Interest Ownership ; 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 **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)





Planning & Building Department



## Applications on File for the Week of July 8, 2016