

**APPLICATIONS ON FILE**  
**July 15, 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:

**August 1, 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:** 3884 MARTIN LUTHER KING JUNIOR WAY, OAKLAND, CA 94611  
**APN:** 012 096803100  
**Proposal:** Revisions to a previously-approved project (CDV06326) involving construction of a new 6-story building containing 40 residential units and ground-floor commercial space.  
**Applicant / Phone Number:** Jorge De Quesada / (415) 758-7158  
**Owner:** CXG Armax/Arny Equity Partners  
**Case File Number:** CDV06326-R01  
**Planning Permits Required:** Revisions to a previously-approved project (CDV06326) involving construction of a new 6-story building containing 40 residential units and ground-floor commercial space.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** S-15  
**Environmental Determination:** 15332-In Fill Development; and 15303-New Construction or Conversion of Small Structures.  
**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)

2. **Location:** 13439 CAMPUS DRIVE, OAKLAND, CA 94605 (APN: 037A315600307)  
*(Subject property is located between the 13429 Campus Drive and 13451 Campus Drive neighboring residences)*  
**Proposal:** Revision to a previously-approved project (PLN14143) for a new single family dwelling to reduce the size from 4,296 to 2,769 square feet.  
**Applicant - Owner/ Phone Number:** Dr. Horton (Casey Jones) / (925) 255-7490  
**Owner:** Campus Drive Investors LLC  
**Case File Number:** PLN14143-R01  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Hillside Residential  
**Zoning:** RH-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:** 4  
**City Council District:** 6  
**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:** 657 WEST MACARTHUR BOULEVARD, OAKLAND, CA 94609  
**APNs:** 012 096500100 and 012 096500200  
**Proposal:** To construct a 6-story mixed-use development involving 41 residential units and ground floor retail space. Project involves density bonus to provide 9 affordable units with Incentives/Concessions to allow a height of up to 82 feet where 60 feet maximum is allowed.  
**Applicant / Phone Number:** Jibu John / (925) 640-4850  
**Owner:** May Marcia  
**Case File Number:** PLN16130  
**Planning Permits Required:** Regular Design Review for new construction;  
 Minor Conditional Use Permit for up to 50% parking reduction per Planning Code Section 17.116.290(c); and  
 Tentative Parcel Map Subdivision for new condominiums (TPM10492).  
**General Plan:** Urban Residential; and Neighborhood Center Mixed Use  
**Zoning:** CN-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:** 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:** 3129 ELMWOOD AVENUE, OAKLAND, CA 94601 (APN: 025 066000301)  
**Proposal:** To rehabilitate and convert an existing two-story industrial building into a 30-unit residential building, including the demolition of a section of the existing building and construction of an addition.  
**Applicant / Phone Number:** Eduardo Axtle / (510) 414-9640  
**Owner:** Great Western Power Co LLC  
**Case File Number:** PLN16157  
**Planning Permits Required:** Regular Design Review for exterior building alterations; and  
 Minor Variance to allow 22 off-street parking spaces where 30 spaces are required and to allow 50% of the provided spaces to be intermediate/compact spaces.  
**General Plan:** EPP Residential Mixed Use  
**Zoning:** D-CE-3 / S-19  
**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](mailto:mbrenyah@oaklandnet.com)

5. **Location:** 1117 ALICE STREET, OAKLAND, CA 94607 (APN: 002 006900900)  
**Proposal:** To raise a two-story single family residence by 13 feet to construct a new ground-floor retail space within the same building envelope.  
**Applicant / Phone Number:** Derek Chau / (510) 715-7260  
**Owner:** Leung Oi L  
**Case File Number:** PLN16159  
**Planning Permits Required:** Regular Design Review for building addition over 1,000 square feet.  
**General Plan:** Central Business District  
**Zoning:** D-LM-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:** Metro  
**City Council District:** 2  
**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)

6. **Location:** 7039 BROADWAY TERRACE, OAKLAND, CA 94611 (APN: 048G742411200)  
**Proposal:** To construct a new single-family dwelling on a vacant upslope lot.  
 (Note: This is a new design, by a new architect, for a house on this property which has changed ownership since the approval of previous plans under Case# DR13-159 in October, 2015).  
**Applicant / Phone Number:** Richard Janzen, Architect / (510) 339-7380  
**Owner:** Ellen Grey  
**Case File Number:** PLN16163  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Hillside Residential  
**Zoning:** RH-4  
**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 **Ann Clevenger** at (510) 238-6980 or by email: [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

7. **Location:** 700-708 44<sup>TH</sup> STREET, OAKLAND, CA 94609 (APN: 013 109301000)  
**Proposal:** To construct 2,496 square feet (1,248 square feet on each lot) of two-story additions to two separate single family dwellings with a subdivision of the lot between the two existing buildings.  
**Applicants / Phone Number:** Seth Pare-Mayer and Atelier Ks / (415) 624-4334  
**Owners:** Samarin Edward J & Cleofa P Trs  
**Case File Number:** PLN16167  
**Planning Permits Required:** Regular Design Review for building additions; Tentative Parcel Map for subdivision; and Minor Conditional Use Permit to subdivide one lot into two lots between existing residential buildings.  
**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:** 1  
**City Council District:** 1  
**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)

8. **Location:** 5000 PIEDMONT AVENUE, OAKLAND, CA 94611 (APN: 048A700200302)  
**Proposal:** To construct two detached one-story 624 square foot each (a total of 1,248 square foot) buildings for funeral arrangement meeting rooms, located near the main entry (southeast corner) of the Mountain View Cemetery. The proposal includes a separate Tree Protection Permit (T1600079) to remove two trees within the property. (NOTE: *This project was previously approved by the Zoning Administrator in 2013, but the Planning Permit (DR13318) had expired. Under this application (PLN16171), the applicant is requesting re-approval.*)  
**Applicant / Phone Number:** Jeff Lindeman / (510) 326-2235  
**Owner:** Mountain View Cemetery  
**Case File Number:** PLN16171  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Urban Open Space; Detached Unit Residential  
**Zoning:** RD-1  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** API (Area of Primary Importance), OCHS Rating: A1+  
**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 **Mike Rivera** at (510) 238-6417 or by email: [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

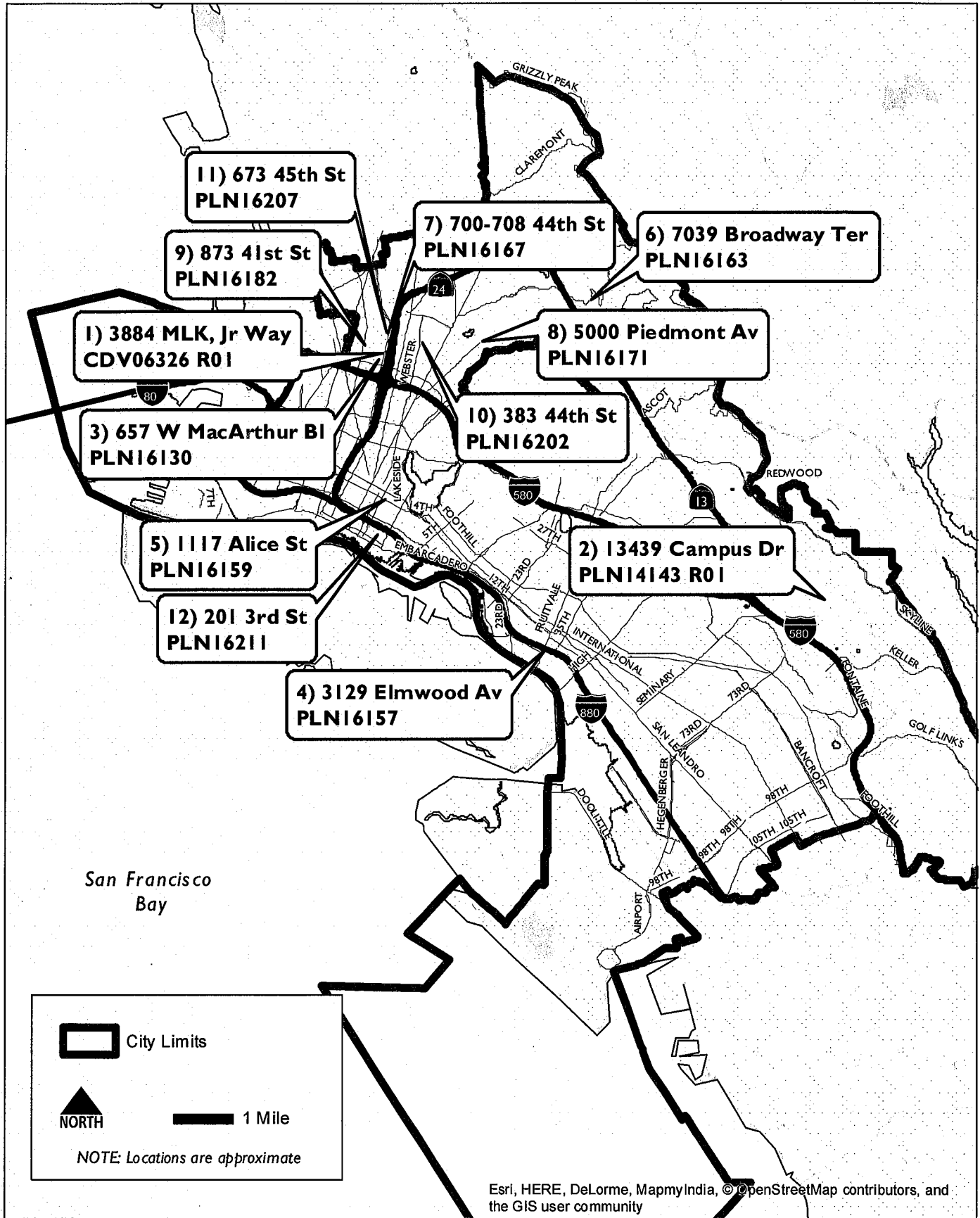
9. **Location:** 873 41<sup>ST</sup> STREET, OAKLAND, CA 94608 (APN: 012 101802200)  
**Proposal:** To subdivide one lot into two lots between two principal buildings, additions and alterations to two existing detached single family units.  
**Applicant / Phone Number:** Lida Sarvi / (415) 640-0983  
**Owners:** Sowunmi Ekundayo A and Hortensia  
**Case File Number:** PLN16182  
**Planning Permits Required:** Regular Design Review for additions and alterations to both principal residential buildings that will add 100% building footprint and floor area additions; Minor Conditional Use Permit for lot subdivision between two existing residential buildings; and Tentative Parcel Map Subdivision to subdivide one lot into two lots.  
**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:** 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)

10. **Location:** 383 44<sup>TH</sup> STREET, OAKLAND, CA 94609 (APN: 013 110301200)  
**Proposal:** To convert four detached residential units into four residential condominiums.  
**Applicant / Phone Number:** John E. Gutierrez / (510) 647-0600  
**Owners:** Baehrend David and Vanderburg Karen A Trs  
**Case File Number:** PLN16202  
**Planning Permits Required:** Tentative Parcel Map Subdivision for condominium conversion (TPM10521)  
**General Plan:** Mixed Housing Type Residential; Institutional  
**Zoning:** RM-1  
**Environmental Determination:** 15301(k)-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 **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

11. **Location:** 673 45<sup>TH</sup> STREET, OAKLAND, CA 94609 (APN: 013 109303300)  
**Proposal:** To subdivide a 5,000 square feet parcel containing two principal two-unit detached residential structures into two separate parcels. The new lot sizes would be 2,425 square feet for Lot A and 2,575 square feet for Lot B.  
**Applicants / Phone Number:** Ekundyo Sowunmi and Ackland International / (510) 633-1797  
**Owner:** IGA Investment, Inc.  
**Case File Number:** PLN16207  
**Planning Permits Required:** Tentative Parcel Map Subdivision to subdivide a single lot into two separate lots; Minor Conditional Use Permit for subdivision between two existing detached residential building.  
**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:** 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)

12. **Location:** 201 3<sup>RD</sup> STREET, OAKLAND, CA 94607 (APN: 001 015701700)  
**Proposal:** To conduct a wine tasting room as part of a production bottling facility.  
**Applicant / Phone Number:** Oakland Beverage Group Inc. / (510) 775-5540  
**Owner:** Coleman Wayne S Tr  
**Case File Number:** PLN16211  
**Planning Permits Required:** Minor Conditional Use Permit for a light manufacturing activity that includes sales.  
**General Plan:** EPP Waterfront Warehouse District  
**Zoning:** C-45/S-4  
**Environmental Determination:** 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Area of Primary Importance (API)  
**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 **Moe Hackett** at (510) 238-3973 or by email: [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

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## Applications on File for the Week of July 15, 2016