

**APPLICATIONS ON FILE**  
**July 22, 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 8, 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.



3. **Location:** 2012 22<sup>nd</sup> AVENUE, OAKLAND, CA 94606 (APN: 021 025202000)  
**Proposal:** To construct a new 2,331 square foot two-story single family residence on a lot containing a two-story residence (Two Units total). Lot line adjustment completed under separate permit (PLN16179) to achieve minimum lot size for two units.

**Applicant and Owner/ Phone Number:** Kent Lau (510) 816-1381

**Case File Number:** PLN16196

**Planning Permits Required:** Regular Design Review for new construction;  
 Tentative Parcel Map Subdivision for the development of a new second lot as part of a mini-lot development (TPM10560);  
 Minor Conditional Use Permit for a mini-lot development; and  
 Minor Variances to exceed the maximum lot coverage where 2,000 square feet is allowed, and 2,273 square feet is proposed and to reduce a front yard setback of 15 feet where 20 feet is required.

**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:** Non- Historic Property

**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 **Michael Bradley** at (510) 238-6935 or by email: [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

4. **Location:** 1901 BROADWAY, OAKLAND, CA 94612 (APN: 008 063900400)  
**Proposal:** To allow the operation of an administrative activity in conjunction with the general retail sales on the ground-floor of a commercial building.

**Applicant / Phone Number:** Darren Mcmurtrie / (415) 533-1670

**Owner:** Fruitvale Investments LLC

**Case File Number:** PLN16204

**Planning Permits Required:** Minor Conditional Use Permit for administrative office activity within 30 feet from a street fronting property-line.

**General Plan:** Central Business District

**Zoning:** CBD-P

**Environmental Determination:** 15301-Existing Facilities; and  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning

**Historic Status:** OCHS Rating: A1+

**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)

5. **Location:** 263 MATHER STREET, OAKLAND, CA 94611 (APN: 013 111005100)  
**Proposal:** To demolish and reconstruct an existing non-conforming garage with minor expansion (rear setback area coverage).  
**Applicant / Phone Number:** Heather Sanders-Jacob / (510) 910-4097  
**Owners:** Jacob Evan & Sanders Jacob Heather Trs  
**Case File Number:** PLN16209  
**Planning Permits Required:** Regular Design Review for building alterations; and Minor Variance to cover more than 50% of the rear yard setback with a building.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** OCHS Rating: C2+  
**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)

6. **Location:** 4255 MACARTHUR BOULEVARD, OAKLAND, CA 94619 (APN: 030 198113300)  
**Proposal:** To construct a four-story residential and commercial mixed-use building that includes 2,996 square feet of ground floor retail space, 11 residential units with 11 parking spaces at the rear portion of lot.  
**Applicant / Phone Number:** Li-Sheng Fu / (510)656-8287  
**Owners:** Phua Hoi L & Linli Trs  
**Case File Number:** PLN16214  
**Planning Permits Required:** Regular Design Review for new construction; and Minor Variance to allow 100% of group open space on the roof.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-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:** 4  
**City Council District:** 4  
**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)

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7.                                   **Location: 1100 CLAY STREET, OAKLAND, CA 94612        (APN: 002 009900101)**  
                                  **Proposal:** Revision to FDP for Site A for a commercial plaza and a residential building/commercial ground-floor. Revision for increase in height by 15 feet, and add 12 dwelling units (for a total of 15,000 square feet addition) (would not exceed 10% of approved project).  
**Applicant / Phone Number:** Strada / (314) 276-0707  
                                  **Owner:** City Of Oakland  
                                  **Case File Number:** PUD99215-R01-PUDF01-R01  
**Planning Permits Required:** Revisions to FDP  
                                  **General Plan:** Central Business District  
                                  **Zoning:** CBD-C  
**Environmental Determination:** Rely on previously prepared EIR "2000 City Center ER", plus Addenda.  
                                  **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 **Catherine Payne** at **(510) 238-6168** or by email: [cpayne@oaklandnet.com](mailto:cpayne@oaklandnet.com)

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