

APPLICATIONS ON FILE
July 29, 2016

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

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 15, 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:** 0 OAKDALE AVENUE, OAKLAND, CA 94608 (APN: 037A278500500)
(Subject property is located adjacent to the 6101 Oakdale Avenue neighboring residence)
Proposal: To construct a two-story 2,375 square foot single-family residence on a vacant up slope parcel over 20% gradient.
Applicant / Phone Number: Becky Truong / (510) 908-8933
Owner: Abdelhalim Suhail
Case File Number: PLN16107
Planning Permits Required: Regular Design Review for new construction; and Minor Conditional Use Permit for a maximum of 35 feet building wall height.
General Plan: Detached Unit Residential
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: 4
City Council District: 6
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

2. **Location:** 1402 E 12th STREET, OAKLAND, CA 94606 (APN: 020 011500600)
Proposal: To demolish an existing one-story 3,154 square feet commercial building and construct a 4,900 square feet building that will continue to operate as a full-service restaurant.
Applicant / Phone Number: Adam Potter / (925) 262-3213
Owners: Huynh Sen V & Tran Lieu T Trs
Case File Number: PLN16156
Planning Permits Required: Regular Design Review for new construction and site alterations; and Minor Variance to allow a new building height of 24 feet where a 35 feet building height minimum is required in the CC-2 Zone.
General Plan: Community Commercial
Zoning: CC-2
Environmental Determination: 15303-New Construction or Conversion of Small Structure; 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 **David Valeska** at **(510) 238-2075** or by email: dvaleska@oaklandnet.com

3. **Location:** 2800, 2820 and 2855 BROADWAY, OAKLAND, CA 94611
APN's: 009 068506800, 009 068506901 and 009 068600300
Proposal: To construct 218 new apartment units in two seven-story buildings on opposite sides of Broadway at 28th Street which will include up to 18,000 square feet of retail at the ground floors. The proposal will include development on a vacant parcel on the west side of Broadway, including the demolition of 2800 Broadway and the historic auto showroom building at 2812-2820 Broadway will be incorporated into the project.

Applicant / Phone Number: Alexis Pelosi / (415) 273-9670
Owner: M & M Properties LLC
Case File Number: PLN16110

Planning Permits Required: Regular Design Review for new construction & Category III Demolition Findings; Minor Variances to allow one off-street loading berth where three are required, and reduced court yard separation for internal facing living room windows.

General Plan: Community Commercial
Zoning: D-BV-3; and D-BV-4

Environmental Determination: A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions:
 15183 - Projects consistent with a Community Plan, General Plan, or Zoning;
 15183.3 – Streamlining for in-fill projects; and/or
 15164 – Addendum to the 2014 certified Broadway Valdez District Specific Plan EIR;
 Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor or on-line at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>

Historic Status: Yes, ASI: Upper Broadway Auto Row, OCHS Rating: Cb2+

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 **Peterson Vollmann** at (510) 238-6167 or by email: pvollmann@oaklandnet.com

4. **Location:** 7964 HILLSIDE STREET, OAKLAND, CA 94605 (APN: 040 340702401)
Proposal: To construct four (4) live /work units within an existing church.

Applicant - Owner/ Phone Number: Genesis Worship Center Family Church / (510) 414-0147
Case File Number: PLN16131

Planning Permits Required: Regular Design Review for new live / work units; and Minor Variance to convert the ground-floor of a civic facility into live /work units.

General Plan: Detached Unit Residential
Zoning: RD-2

Environmental Determination: 15303-New Construction or Conversion of Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCHS Rating: C3
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 **Moe Hackett** at (510) 238-3973 or by email: mhackett@oaklandnet.com

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5. **Location:** 3000, 3007, 3009 and 3020 BROADWAY, OAKLAND, CA 94611
 APN's: 009 070400900, 009 070401000, 009 070401101 and 009 070401200
 Proposal: To construct 127 dwelling units and approximately 8,000 square feet of retail at the ground floor. The proposal will include the demolition of two residential buildings and portions of two commercial buildings while preserving the historic facades fronting Broadway which will be incorporated into the building.
- Applicant / Phone Number:** Alan Chamorro / (415) 758-0990
Owners: Burrows Bruce A & Burrows Barton G & Patricia Etal
Case File Number: **PLN16122**
Planning Permits Required: Regular Design Review for new construction & Category III Demolition Findings.
General Plan: Community Commercial
Zoning: D-BV-4; and D-BV-3
- Environmental Determination:** A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions:
15183 - Projects consistent with a Community Plan, General Plan, or Zoning;
15183.3 – Streamlining for in-fill projects; and/or
15164 – Addendum to the 2014 certified Broadway Valdez District Specific Plan EIR;
Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor or on-line at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>
- Historic Status:** OCHS Rating: C2+
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 **Peterson Vollmann** at (510) 238-6167 or by email: pvollmann@oaklandnet.com
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6. **Location:** 0 REVERE AVENUE, OAKLAND, CA 94603 **(APN: 048 614007300)**
 (Subject property is located approximately across from the 3378 Revere Avenue neighboring residence)
 Proposal: To construct a 2,824 square foot single-family residence on a vacant upslope lot.
- Applicant / Phone Number:** Anthony Pham / (510) 520-2609
Owners: First Regional Bank & Gross Barry R Tr
Case File Number: **PLN16147**
Planning Permits Required: Regular Design Review for new construction.
General Plan: Detached Unit Residential
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: 4
City Council District: 7
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

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7. **Location:** 353 ATHOL AVENUE, OAKLAND, CA 94606 **(APN: 022 030700500)**
Proposal: To convert a vacant single family residence into a duplex that includes the construction of an attached rear two-story 898 square foot addition to the 2,291 square foot building.
Applicant / Phone Number: Jack Backus / (510) 393-9699
Owner: Solid Foundation Inc Etal
Case File Number: PLN16185
Planning Permits Required: Regular Design Review for building alterations;
Minor Variance for tandem parking for one of the required three off-street parking spaces located within the lot; and
Tentative Parcel Map Subdivision for two residential condominiums (TPM10556).
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15301-Division of Existing Multi-Family Dwelling into Common Interest Ownership;
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: C2+
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

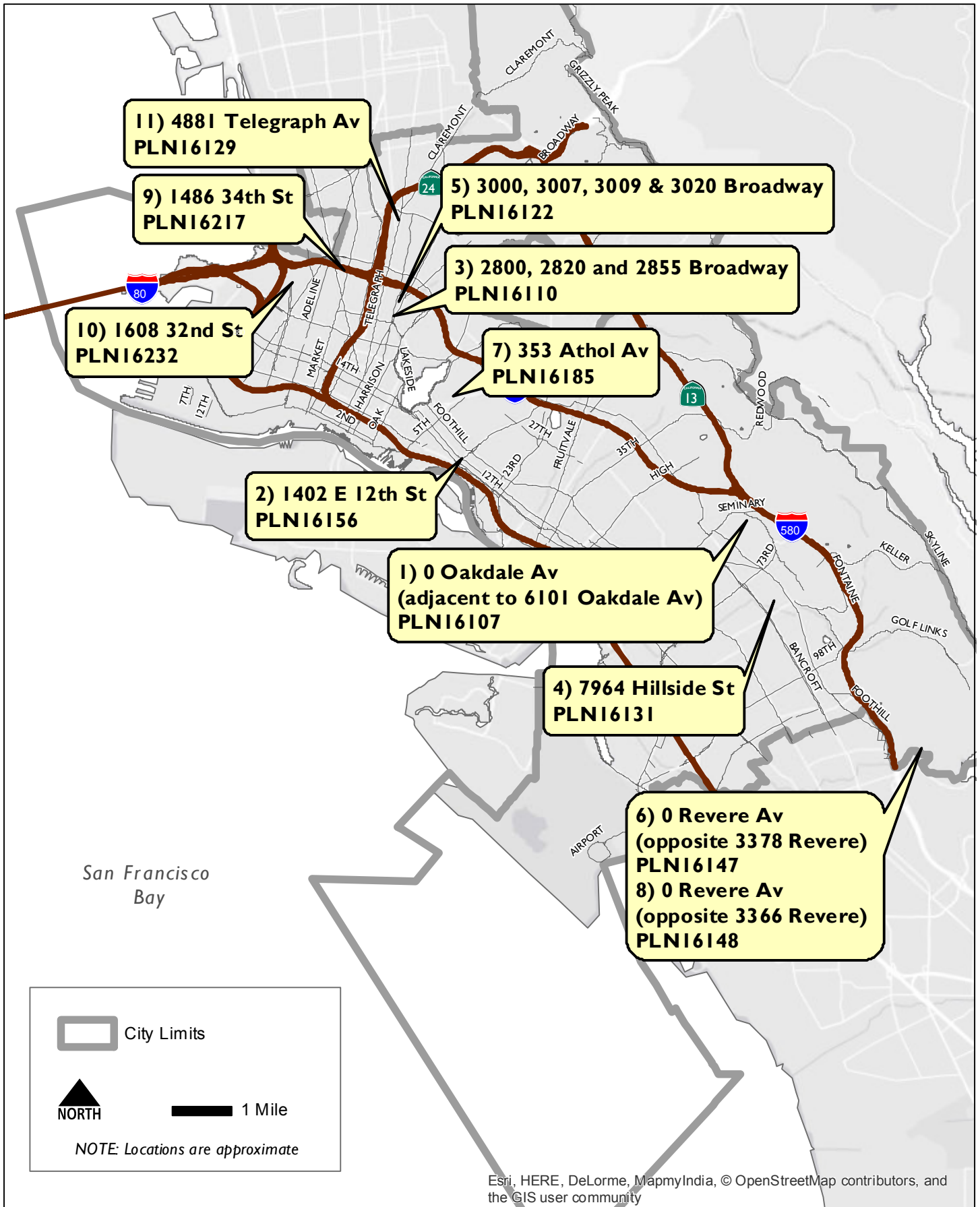
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8. **Location:** 0 REVERE AVENUE, OAKLAND, CA 94603 **(APN: 048 614007400)**
(Subject property is located approximately across from the 3366 Revere Avenue neighboring residence)
Proposal: To construct a 2,824 square foot single-family residence on a vacant upslope lot.
Applicant / Phone Number: Anthony Pham / (510) 520-2609
Owner: Gross Mortgage Corporation
Case File Number: PLN16148
Planning Permits Required: Regular Design Review for new construction.
General Plan: Detached Unit Residential
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: 4
City Council District: 7
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

9. **Location:** 1486 34th STREET, OAKLAND, CA 94608 (APN: 007 060902000)
Proposal: To construct two attached residential condominiums on a vacant lot.
Applicant / Phone Number: John Newton / (510) 526-7370
Owner: Oneal Susanne L
Case File Number: PLN16217
Planning Permits Required: Regular Design Review for new construction; and Tentative Parcel Map Subdivision for two residential condominiums (TPM 10541).
General Plan: Housing and Business Mix
Zoning: HBX-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: 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

10. **Location:** 1608 32nd STREET, OAKLAND, CA 94608 (APN: 007 059801700)
Proposal: To construct eight (8) residential units on a 10,600 square feet parcel.
Applicant / Phone Number: Brian Levy / (510) 451-1407
Owner: Big Mil Partners
Case File Number: PLN16232
Planning Permits Required: Regular Design Review for new construction; and Minor Variance to waive 15 feet minimum required dimension for open space where 10 feet is proposed.
General Plan: Housing and Business Mix
Zoning: HBX-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: 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

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11. **Location:** 4881 TELEGRAPH AVENUE, OAKLAND, CA 94609
 APN's: 013 115500507, 013 115500509, and 013 115500510
 Proposal: To operate a dental activity on the ground-floor of a commercial building.
Applicant / Phone Number: Doug Nelson / (510) 428-3066
 Owner: Borsuk Barbara J Tr Albar Jt Vent Trust Etal
 Case File Number: PLN16129
Planning Permits Required: Minor Conditional Use Permit for a Medical Facility within 35 feet from principal frontage in the CN-2 Zone; and Regular Design Review for site alterations for repaving the rear parking lot, installing a rear fence, replacing the trash enclosure gates and installing new landscaping.
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-2
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: CB 2+
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



Applications on File for the Week of July 29, 2016