

**APPLICATIONS ON FILE**  
**August 5, 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 22, 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.

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1. **Location:** 301 19<sup>th</sup> STREET & 1750-1810 WEBSTER STREET, OAKLAND, CA 94612  
**APNs:** 008 062500201, 008 062501600, 008 062501700, 008 062501800.  
**Proposal:** To remove existing surface parking lot and construct a seven-story building containing 224 dwelling units and approximately 4,000 square feet of ground-floor commercial space.
- Applicant / Phone Number:** Tyler Wood / 415-975-4991  
**Owner:** 1810 Webster LLC  
**Case File Number:** PLN16071
- Planning Permits Required:** Regular Design Review for new construction; and  
Minor variances for minimum open space requirement, to allow one loading berth where two are required, and ground-floor height less than the 15 foot minimum on the side street non-commercial elevation; and  
Vesting Tentative Parcel Map Subdivision to merge lots & for new condominiums.
- General Plan:** Central Business District  
**Zoning:** CBD-P; and CBD-C
- Environmental Determination:** A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions:  
Section 15332, In-fill development projects;  
Section 15183 - Projects consistent with a community plan, general plan, or zoning;  
Section 15183.3 – Streamlining for Qualified infill projects; and/or  
Sections 15168 & 15180 – Projects consistent with a Redevelopment program 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, 2<sup>nd</sup> Floor or on-line  
at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>
- Historic Status:** Non-Historic Property (vacant lot)  
**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](mailto:pvollmann@oaklandnet.com)

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2.                                   **Location:** **499 FAIRBANKS AVENUE, OAKLAND, CA 94610 (APN: 011 085200503)**  
**Proposal:** To subdivide a single parcel into two new parcels and convert four existing residential units into four condominiums, with allowance of conversion rights transferred within the Secondary Condominium Impact Area.  
**Applicant / Phone Number:** John Newton / (510) 526-7370  
**Owner:** Grand Lake Properties LLC C/O Wayne Lippman  
**Case File Number:** **PLN16104**  
**Planning Permits Required:** Tentative Parcel Map Subdivision (TPM10469) to subdivide a single parcel into two parcels, and  
Minor Conditional Use Permit for subdivision between existing buildings and for waiving required lot size and building setbacks.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** 15301-Existing Facilities  
15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** OCHS Rating: C-3  
**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: [dvalueska@oaklandnet.com](mailto:dvalueska@oaklandnet.com)

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3.                                   **Location:** **0 SHERIDAN ROAD, OAKLAND, CA 94611 (APN: 048B714003600)**  
*(subject property is adjacent to the existing neighboring residence at 185 Sheridan Road)*  
**Proposal:** To construct a three-story 2,984 square feet single-family residence on an 20% or greater upslope lot.  
**Applicant / Phone Number:** Manasi Somalwar / (732) 642-5508  
**Owner:** Rtc Equity LLC  
**Case File Number:** **PLN16124**  
**Planning Permits Required:** Regular Design Review for new construction; and  
Minor Conditional Use Permit for a 35 foot building height limit in the RD-1 Zone.  
**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:** 2  
**City Council District:** 1  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Caesar Quitevis** at **(510) 238-6343** or by email: [cquitevis@oaklandnet.com](mailto:cquitevis@oaklandnet.com)

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4. **Location:** 6105 BUENA VISTA AVENUE, OAKLAND, CA 94618 (APN: 048A710302101)  
**Proposal:** To construct a 925 square-foot rear and front building additions to the existing single family residence.  
**Applicant / Phone Number:** Stacy Eisenmann / Architect / (510) 558-8442  
**Owners:** Hatfield Stacia E & David A  
**Case File Number:** PLN16143  
**Planning Permits Required:** Regular Design Review for building additions; and Minor Variance for portions of the additions to be constructed within the required front and side yard building setbacks.  
**General Plan:** 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:** 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 **Ann Clevenger** at (510) 238-6980 or by email: [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

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5. **Location:** 2903 MAGNOLIA STREET, OAKLAND, CA 94608 (APN: 005 045801100)  
**Proposal:** To construct two detached two-story, four-unit residential facility on a vacant lot. The existing shared-access facility will remain, and will include the expansion of the existing curb-cut located in front of the property to allow a dedicated parking space within the property..  
**Applicant / Phone Number:** John Newton / (510) 526-7370  
**Owner:** Oneal Susanne L  
**Case File Number:** PLN16174  
**Planning Permits Required:** Regular Design Review for new construction; and Tentative Parcel Map Subdivision for a Mini Lot Development in the RM-2 Zone.  
**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:** 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: [dvaleska@oaklandnet.com](mailto:dvaleska@oaklandnet.com)

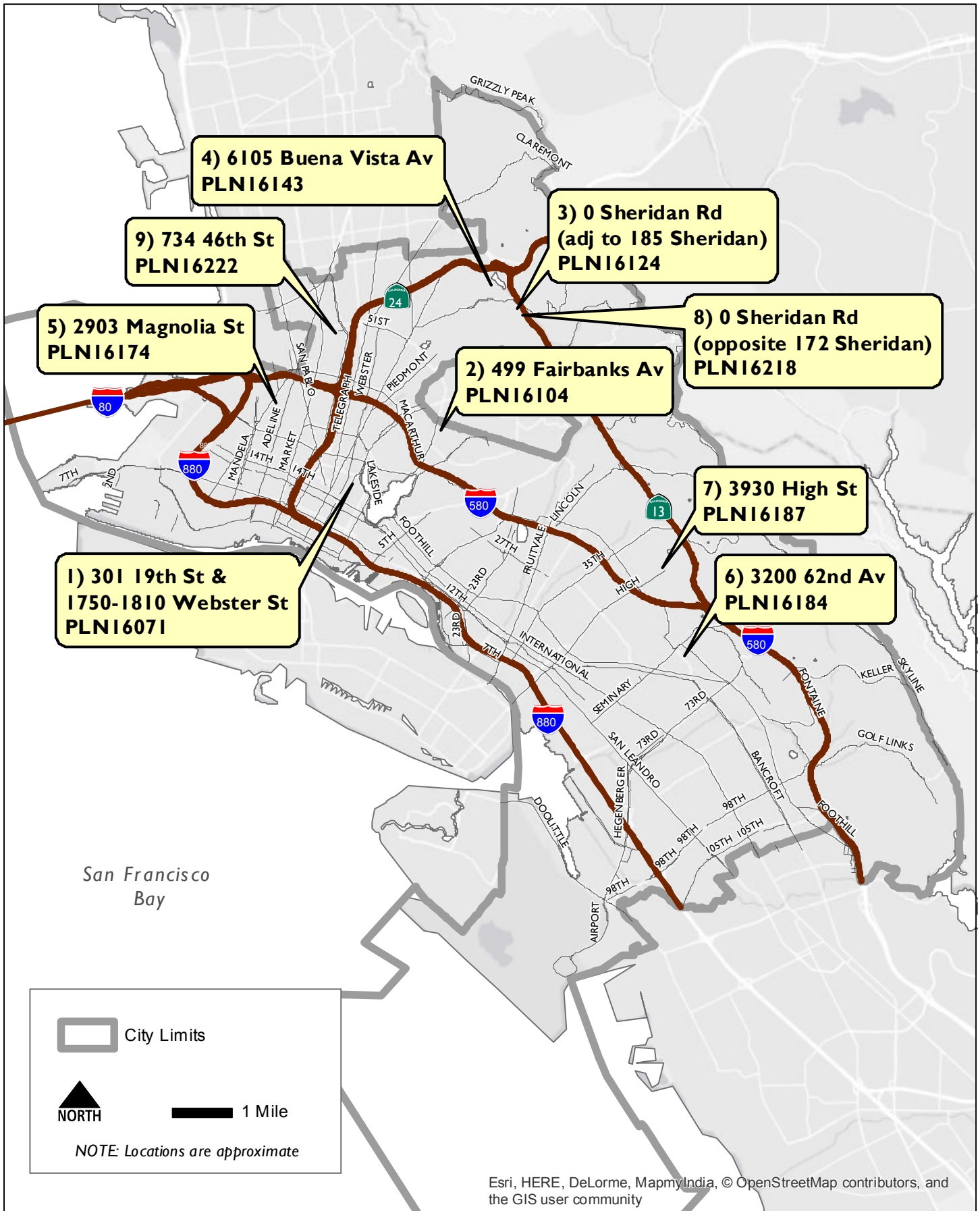
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6.                   **Location:** 3200 62<sup>ND</sup> AVENUE, OAKLAND, CA 94605                   **(APN: 037A273301405)**  
**Proposal:** To construct two attached classroom portables of 1,440 square feet, located to the west of the property near the intersection of Camden Street and 62<sup>nd</sup> Avenue for an existing charter public school.  
**Applicant / Phone Number:** Delphine Sherman / (510) 434-5025  
**Owner:** Roman Catholic Welfare Corporation of Oakland  
**Case File Number:** **PLN16184**  
**Planning Permits Required:** Minor Conditional Use Permit to operate a community educational facility (by adding classroom portables) in an existing school in the RM-2 Zone; and Regular Design Review for building additions over 1,000 square feet.  
**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:** 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@accela.com](mailto:mbradley@accela.com)

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7.                   **Location:** 3930 HIGH STREET, OAKLAND, CA 94619                   **(APN: 030 196701500)**  
**Proposal:** To construct an attached two-story rear addition of 1,277 square foot to the existing 874 square foot single-family home.  
**Applicant / Phone Number:** Andy Ho / (510) 812-1889  
**Owners:** Cheung Ivan C & Chu Sara  
**Case File Number:** **PLN16187**  
**Planning Permits Required:** Regular Design Review for additions over 1,000 square-feet.  
**General Plan:** 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:** 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 **Michael Bradley** at **(510) 238-6935** or by email: [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)





Planning & Building Department



## Applications on File for the Week of August 5, 2016