

**APPLICATIONS ON FILE**  
**August 26, 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:

**September 12, 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:** 1000, 1002 and 1004 28TH STREET, OAKLAND, CA 94608  
 2809 - 2811 FILBERT STREET, OAKLAND, CA 94608  
**APN:** 005 045401600  
**Proposal:** To convert two residential buildings with 2 units each total four residential condominiums, and convert the third commercial building to a commercial condominium.  
**Applicant / Phone Number:** Dwane Kennedy / (415) 401-9300  
**Owner:** Johnson Andre K  
**Case File Number:** PLN16039  
**Planning Permits Required:** Tentative Parcel Map Subdivision for condominium conversion. TPM10464.  
**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:** OCHS Rating: Ed2-  
**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)

2. **Location:** 6480 SWAINLAND ROAD, OAKLAND, CA 94611 **APN:** 048H756505000  
*(the subject property is adjacent to and west of 6500 Swainland Road)*  
**Proposal:** To construct a three-story single-family dwelling with an accessory dwelling unit (660 square foot) for a total floor area of 5,268 square foot on an up slope 22,950 square foot vacant parcel with a gradient over 35%.  
**Applicant - Owner/ Phone Number:** Thomas Biggs / (510) 757-6131  
**Owners:** Aguirre Luis J & Martinez Juana G  
**Case File Number:** PLN16127  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Hillside Residential  
**Zoning:** RH-3  
**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: [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

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3.                   **Location:** 5325 SAN PABLO AVENUE, OAKLAND, CA 94608   **APN:** 013 118300100  
**Proposal:** Scope of work involves the demolition of an existing one-story commercial building with a new five-story, 18 unit residential building with two ground floor commercial spaces . Provides 18 parking spaces, 11 compact parking spaces and 7 regular parking spaces and meets private and group open space.

**Applicant / Phone Number:** Stephen Tong / 4153209788  
**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 residential units and two ground floor commercial spaces;  
Minor Variance the project is providing 11 compact parking spaces where 6 compact spaces are allowed; Minor Variance to allow portion of building located 5' from the rear property line where 10' is required; Minor Variance to waive required group open space by providing private open space as balconies.

**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)

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4.                   **Location:** 1501 - 34<sup>TH</sup> STREET, OAKLAND, CA 94608   **APN:** 007 059600800  
**Proposal:** The proposal is to expand two- story addition to an existing upper residential unit and convert lower commercial space into live & work space.

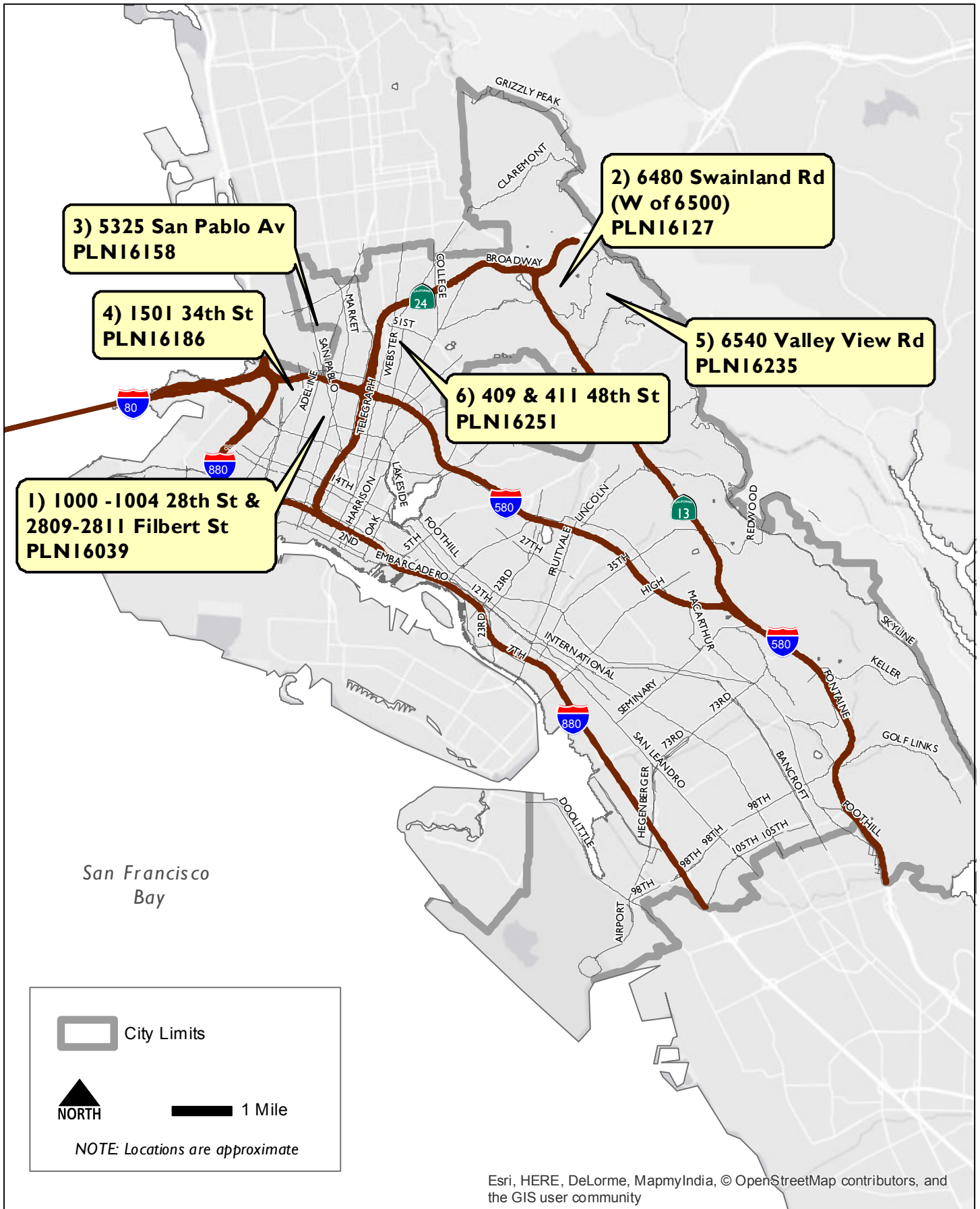
**Applicant / Phone Number:** Ivonne Gomez / 510-860-0106  
**Owner:** Dt Groups Llc  
**Case File Number:** PLN16186  
**Planning Permits Required:** Regular Design Review Addition of 2,200 sf and live/work.

**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:** 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)

5. **Location:** 6540 VALLEY VIEW ROAD, OAKLAND, CA 94611  
**APNs:** 048G744105100 and 048G744105200  
**Proposal:** To construct a 2,738 square foot single family residence on a vacant lot.  
**Applicant & Owner/ Phone Number:** Glen Jarvis / (510) 910-6014  
**Case File Number:** PLN16235  
**Planning Permits Required:** Regular Design Review to construct a new single family dwelling on Parcel B; Minor Conditional Use Permit to use existing shared driveway easement from existing lot (Parcel A) that contains a single family residence.  
**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:** Yes  
**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 **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

6. **Location:** 409 & 411 48<sup>TH</sup> STREET, OAKLAND, CA 94609 **APN:** 013 114400600  
**Proposal:** To subdivide an existing 6,835 square feet parcel containing two existing detached dwellings into two lots. The proposal is to raise rear unit by 1'-7" to convert lower floor into additional living space.  
**Applicant / Phone Number:** John Newton / 510-526-7370  
**Owners:** Henning Loren & Ciasullo Eric  
**Case File Number:** PLN16251  
**Planning Permits Required:** Regular Design Review Adding 448 square feet and lifting the house 1 foot 7 inches;  
 Minor Variance to raise the rear dwelling by 1'-7" within required side and rear yard setback. (15' and 5' are required where 4'-10" and 3'-6" are proposed; Minor Conditional Use Permit for lot split between two existing buildings; and Tentative Parcel Map Subdividing one lot into two lots. TPM10542  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-1  
**Environmental Determination:** 15315-Minor Land Divisions  
 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)

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Planning & Building Department



## Applications on File for the Week of August 26, 2016