

APPLICATIONS ON FILE
September 16, 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:

October 3, 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:** 2500 FOOTHILL BOULEVARD, OAKLAND, CA 94601 (APN: 020 020404600)
Proposal: Revision to previous approved three story single-family dwelling of approximately 2,800 square feet to change the building from a single-family dwelling to a duplex. No change to the square footage of the building is proposed.
Applicants / Phone Number: Evan And Karuna Holm / (415) 686-4080
Owners: Evan & Karuna Holm
Case File Number: PLN15290-R01
Planning Permits Required: Regular Design Review for new construction.
General Plan: Mixed Housing Type Residential; Urban Residential
Zoning: RU-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: 3
City Council District: 5
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

2. **Location:** 5677 AMY DRIVE, OAKLAND, CA 94618 (APN: 048B716700200)
Proposal: To construct 433 square-foot front and side addition to an existing single family dwelling.
Applicant / Phone Number: Richard Janzen/ Architect / (510) 339-7980
Owners: Iacullo Paschal J & Barbara
Case File Number: PLN16154
Planning Permits Required: Regular Design Review construct 433 sq/ft addition and alteration to the front and side of an existing single family dwelling; and Minor Variance to construct addition within required front yard setback (12' is proposed where 20' is required).
General Plan: Hillside Residential
Zoning: RH-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: 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

3. **Location:** 3027 LOGAN STREET, OAKLAND, CA 94601 (APN: 026 076702400)
Proposal: To raise by five feet a 1,197 square feet single-family residence and construct a 1,197 square feet lower floor area residential addition.
Applicant / Phone Number: Kent Lau / (510) 816-1381
Owners: Huang Zhong C & Liang Yue Y
Case File Number: PLN16200
Planning Permits Required: Regular Design Review for building additions over 1,000 square feet; and Minor Variance to reduce side yard setback where 4 feet is required and 1.5 feet is proposed, and front yard setback where 20 is required and 8.5 feet is proposed.
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: C3
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 **Moe Hackett** at (510) 238-3973 or by email: mhackett@oaklandnet.com

4. **Location:** 6434 RAYMOND STREET, OAKLAND, CA 94609 (APN: 016 142404700)
Proposal: To construct two new detached single-family dwellings on one lot and demolish one existing dwelling. The two new dwellings are each 2,000 and 2,262 square feet.
Applicant / Phone Number: Nick Sowers / (510) 542-7906
Owners: Mike Lissner, Zeina Saad, Carli Cotchin, Scott Handleman
Case File Number: PLN16205
Planning Permits Required: Regular Design Review for new construction.
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: 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

5. **Location:** 432 - 63rd STREET, OAKLAND, CA 94609 (APN: 016 140001800)
Proposal: To raise residence and add new additional living area on the ground floor, and construct a rear attached two-story addition to include a second kitchen on the ground-floor.
Applicant / Phone Number: Alexandra Saikley / (510) 420-1234
Owners: Kubota Shigeru & Michiko Trust
Case File Number: PLN16225
Planning Permits Required: Regular Design Review for building additions and alterations; Minor Variance to reduce the front yard setback where 20 feet is required and 12.5 feet is proposed, and side yard setback where 3 feet is required and proposed setback varies from 0.8 feet to 2.1 feet; and Minor Conditional Use Permit to install a second kitchen on the lower floor that will be openly connected to the main residence per Section 17.102.270 (OPC).
General Plan: Mixed Housing Type Residential
Zoning: RM-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 **Jose Herrera** at (510) 238-3808 or by email: jherrera@oaklandnet.com

6. **Location:** 401 - 29th STREET, OAKLAND, CA 94609 (APN: 009 068800101)
Proposal: To demolish an existing two-story medical office building and construct a four-story mixed use building with 2,500 square feet of ground-floor commercial, three-stories containing 83 residential units above and 69 off-street parking spaces provided with a car lift system. A Tree removal permit (T1600102) is included for removal of multiple trees on the property.
Applicant / Phone Number: Lisa Vilhauer / (925) 743-8500
Owners: Chan Arthur & Amphorn
Case File Number: PLN16233
Planning Permits Required: Regular Design Review for new construction; Minor Conditional Use Permit for parking reduction where 83 parking spaces are required and 69 parking spaces are proposed in the CC-2 Zone; and Tentative Parcel Map Subdivision to create 83 condominiums (TPM10584).
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: Metro
City Council District: 3
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

7. **Location:** 681 ALVARADO ROAD, OAKLAND, CA 94705 (APN: 048H766300300)
Proposal: To add/construct a second kitchen within the existing 650 square foot lower level of the main residence envelope.
Applicant / Phone Number: Denise Hall Montgomery Architecture / (510) 504-9394
Owner: Osborn Earl D
Case File Number: PLN16248
Planning Permits Required: Minor Conditional Use Permit to add a second kitchen to a single-family residence in the RH-4 zone.
General Plan: Hillside Residential
Zoning: RH-4
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: 2
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Danny Thai** at (510) 238-3584 or by email: dthai@oaklandnet.com

8. **Location:** 5759 LOS ANGELES STREET, OAKLAND, CA 94608 (APN: 015 130400300)
Proposal: To convert a four-unit apartment building into four condominium units.
Applicant / Phone Number: Joshua Polston / (510) 761-5422
Owners: Polston Joshua E & Lisa J Etal
Case File Number: PLN16252
Planning Permits Required: Tentative Parcel Map Subdivision for residential condominium conversion (Vesting Tentative Parcel Map 10551).
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 **Gregory Qwan** at (510) 238-2958 or by email: gqwan@oaklandnet.com

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9. **Location:** 2102 CURTIS STREET, OAKLAND, CA 94607 **(APN: 003 002703700)**
 Proposal: To construct a two-story 2,138 square foot single family residence on a vacant corner lot.
- Applicant / Phone Number:** Eugene Sussli / (650) 7660-1784
 Owner: Sussli Eugene
 Case File Number: **PLN16267**
- Planning Permits Required:** Regular Design Review to construct a new residence.
 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 **Jason Madani** at **(510) 238-4790** or by email:
 jmadani@oaklandnet.com

