

APPLICATIONS ON FILE
September 30, 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 17, 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:** 605 9th STREET, OAKLAND, CA 94607
 APN: 001 021100600
 Proposal: Re-Notification of a project previously noticed June 17, 2016, to demolish an existing one-story commercial building. New construction will consists of an eight-story residential building containing a ground floor lobby/parking area with 7 stories (25 units) of residential above.
Applicant / Phone Number: Joe Hernon / (415) 705-9922
 Owner: Hoo Tom S & Yip Anthony Trs
 Case File Number: PLN16092
Planning Permits Required: Regular Design Review for the new construction; and
 Minor Variance for a side yard setback encroachment on the south side of the building on floors 6, 7 and 8 due to the stairs and elevator not stepping inward at a one foot for every five feet above portions of the building over 55 feet; and
 Minor Conditional Use Permits for (1) an elevator penthouse above 12 feet with A proposal of 19 feet; (2) 23 off-street parking spaces where 24 are required (24 parking spaces required due to an excess of bicycle parking spaces provided, thus a reduction from 25).
 General Plan: Central Business District
 Zoning: CBD-R
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
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2. **Location:** 0 REVERE AVENUE, OAKLAND, CA 94603
 (Subject property is located across the street from the 3378 Revere Road neighboring residence.)
 APN: 048 614007300
 Proposal: Re-Notification of a project previously noticed July 29, 2016, to construct a new 2,824 square foot single family dwelling on a vacant upslope lot. A geotechnical evaluation and report submitted by the applicant and is available for review at the City Planning Office and will be evaluated by the City Bureau of Building and Engineering.
Applicant/ Phone Number: Anthony Pham / (510) 520-2609
 Owner: First Regional Bank Custdn & Gross Barry R Tr
 Case File Number: PLN16147
Planning Permits Required: Regular Design Review for new construction; and
 Minor Conditional Use Permit to have a maximum wall height of 35 feet on an upslope lot.
 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

3. **Location:** **0 REVERE AVENUE, OAKLAND, CA 94603**
(Subject property is located across the street from the 3366 Revere Road neighboring residence)
APN: **048 614007400**
Proposal: Re-Notification of a project previously noticed July 29, 2016 to construct a new 2,824 square foot single family dwelling on a vacant upslope lot. A geotechnical evaluation and report submitted by the applicant and is available for review at the City Planning Office and will be evaluated by the City Bureau of Building and Engineering.
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; and Minor Conditional Use Permit to have a maximum wall height of 35 feet on an upslope lot.
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

4. **Location:** **3069 MONTEREY BOULEVARD, OAKLAND, CA 94602**
APNs: **029 106100706, 029 106100707, 029 106100609**
Proposal: To demolish an existing dilapidated dwelling and construct a new Single Family Dwelling and create a Private Access Easement (PAE) in order to construct a Shared Access Facility (Common Driveway) intended to provide vehicular access for two (2) lots.
Applicant / Phone Number: John Newton / (510) 526-7370
Owner: Vincent Development Group Inc & 8895 Properti Etal
Case File Number: **PLN16169**
Planning Permits Required: Regular Design Review for the demolition of existing dilapidated dwelling and construction of a new single family dwelling; and Minor Conditional Use Permit to create a Private Access Easement (PAE) and construct a Shared Access Facility (Common Driveway).
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: PDHP, OCHS Rating: C3
Service Delivery District: 3
City Council District: 4
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at **(510) 238-6342** or by email: mbrenyah@oaklandnet.com

5. **Location:** 1126 8th AVENUE, OAKLAND, CA 94606
APN: 019 003401100
Proposal: To construct a new curb-cut within 10 feet of an existing adjacent curb-cut, intended for commercial activities and facilities
Applicant/ Phone Number: Guston Abright / (415) 497-5083
Owners: Wong Albert C & Tam Kan S
Case File Number: PLN16194
Planning Permits Required: Minor Variance to allow for the creation of a new curb-cut within 10 feet of an existing adjacent curb-cut.
General Plan: Housing and Business Mix
Zoning: HBX-2
Environmental Determination: 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: dvalueska@oaklandnet.com

6. **Location:** 222 BROADWAY (Unit #5), OAKLAND, CA 94607
APN: 001 024500100
Proposal: To subdivide one existing commercial space on the third floor into three new commercial spaces located within the "Ellington" building.
Applicant / Phone Number: Patrick T. Ellwood / (510) 238-9111
Owners: Patrick and Denise Ellwood
Case File Number: PLN16263
Planning Permits Required: Tentative Parcel Map Subdivision to subdivide an existing one commercial condominium into three new commercial condominiums (TPM10576).
General Plan: EPP Retail Dining Entertainment 2
Zoning: C-45/S-4
Environmental Determination: 15315-Minor Land Divisions; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
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 **Moe Hackett** at (510) 238-3973 or by email: mhackett@oaklandnet.com

7. **Location:** 0 CAPRICORN AVENUE, OAKLAND, CA 94603
 APN: 048G742407800
 (Subject property is located adjacent to the neighboring residence of 450 Capricorn Avenue)
 Proposal: To construct a 4,314 square feet three-plus-story single family dwelling on an upslope lot.
Applicant / Phone Number: John Cowee / (510) 517-8567
 Owner: Capricorncliff, Inc.
 Case File Number: PLN16249
Planning Permits Required: Regular Design Review for new construction.
 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: Non-Historic Property
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 **Caesar Quitevis** at (510) 238-6343 or by email: clquitevis@oaklandnet.com

8. **Location:** 1018 UNION STREET, OAKLAND, CA 94607
 APN: 004 003902300
 Proposal: To convert an existing duplex into two residential condominium units.
Applicant / Phone Number: John Gutierrez / (510) 647-0600
 Owner: Cervantes Ann L Etal
 Case File Number: PLN16266
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion (TPM10552).
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2/S-20
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 **Maurice Brenyah-Addow** at (510) 238-6342 or by email: mbrenyah@oaklandnet.com

9. **Location:** 6112 ADELINE STREET, OAKLAND, CA 94608
APN: 016 143401003

Proposal: To construct a second floor addition of approximately 132 square feet that continues an existing non-conforming less than 1 foot side yard setback. Project includes minor site improvements to rear yard deck.

Applicant and Owner/ Phone Number: Shah Parin / (510) 409-2877

Case File Number: PLN16284

Planning Permits Required: Regular Design Review to construct a second story addition to a Single Family Residence; and

Minor Variance to allow the continuation of a legal non-conforming side yard setback of less than 1 foot (approximately 0.3 feet), where 5 feet is required.

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

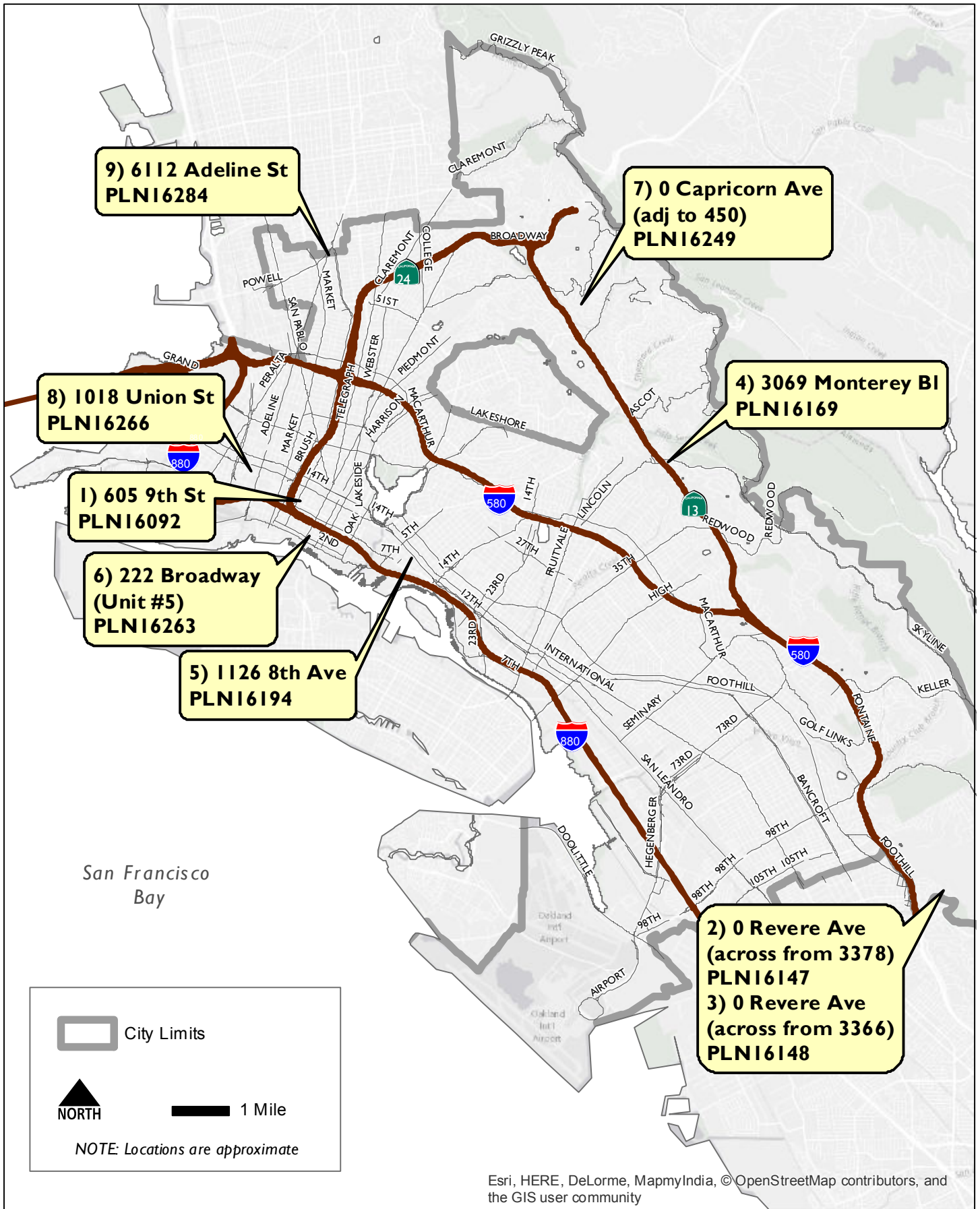
Service Delivery District: 1

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



Applications on File for the Week of September 30, 2016