

**APPLICATIONS ON FILE**  
**November 4, 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:

**November 21, 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:** 691 – 25<sup>TH</sup> STREET, OAKLAND, CA 94612 (APN: 008 067701900)  
**Proposal:** To construct a two-story 2,399 square foot single-family dwelling with one car garage located on a vacant lot.  
**Applicant / Phone Number:** Willis & Raymond Yu / (510) 482-4882  
**Owners:** Yu Raymond W & Grace S Trust  
**Case File Number:** PLN16210  
**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:** ASI: yes, Historic District: Herbert Hoover School Neighborhood, OCHS Rating: None (Vacant Lot)  
**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: [jsmadani@oaklandnet.com](mailto:jsmadani@oaklandnet.com)

2. **Location:** 3550 MEADOW STREET, OAKLAND, CA 94601 (APN: 032 210802200)  
**Proposal:** To construct a detached one-story 1,280 square foot second-unit at the rear of a property which contains a single-family residence for a total of two-units.  
**Applicant / Phone Number:** Tsk Lok Pak (510) 213-8868  
**Owners:** Bai Zi X & Sha S  
**Case File Number:** PLN16318  
**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:** OCHS Rating: D3  
**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 **Michael Bradley** at (510) 238-6935 or by email: [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

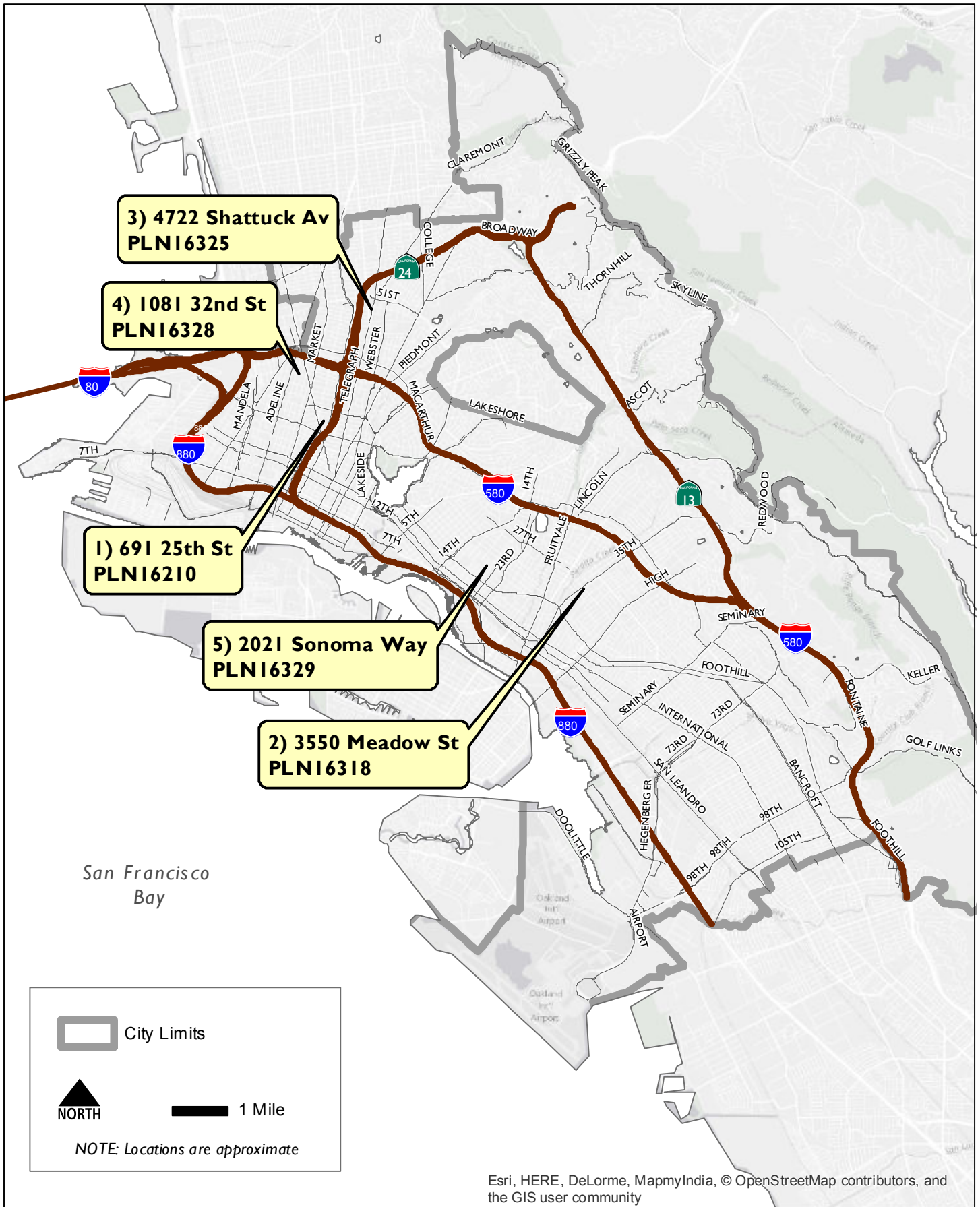
3. **Location:** 4722 SHATTUCK AVENUE, OAKLAND, CA 94609 (APN: 013 115600801)  
**Proposal:** To convert a vacant three-story three-unit triplex into residential condominiums.  
**Applicant / Phone Number:** Megan Low / (510) 679-4289  
**Owner:** Shattuck Avenue Apartments LLC  
**Case File Number:** PLN16325  
**Planning Permits Required:** Tentative Parcel Map Subdivision for Condominium Conversion (TPM10515).  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-2  
**Environmental Determination:** 15315-Minor Land Divisions of Multiple-Family Dwellings into Common-Interest Ownership; and  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Yes, OCHS Rating: Dc3  
**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: [jsmadani@oaklandnet.com](mailto:jsmadani@oaklandnet.com)

4. **Location:** 1081 – 32<sup>ND</sup> STREET, OAKLAND, CA 94608 (APN: 005 046500200)  
**Proposal:** To reconstruct a fire-destroyed one-story, five-unit residential facility on a site that also contains an existing two-story, six-unit residential facility.  
**Applicant / Phone Number:** Darrick Chavis / (925) 956-6342  
**Owner:** Chavis Deanna C  
**Case File Number:** PLN16328  
**Planning Permits Required:** Minor Conditional Use Permit to reconstruct a non-conforming five-unit residential facility back to the same density and configuration in the RM-2 Zone; and Regular Design Review for reconstruction of the pre-existing residential facility.  
**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: D3  
**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](mailto:mbrenyah@oaklandnet.com)

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5.                           **Location:** 2021 SONOMA WAY, OAKLAND, CA 94606           **(APN: 021 024501400)**  
                          **Proposal:** To construct a two-story 1,292 square foot single-family dwelling on a vacant lot.  
**Applicant / Phone Number:** Alexander Colt / (510) 735-4707  
                          **Owner:** Youth Employment Partnership Inc.  
                          **Case File Number:** PLN16329  
**Planning Permits Required:** Regular Design Review for new construction; and  
  Minor Variance for an 8 foot front yard setback where 20 feet is required.  
  (Less than 18 feet of backing distance from the garage to street)  
                          **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:** 3  
                          **City Council District:** 2  
                          **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)

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Planning & Building Department



## Applications on File for the Week of November 4, 2016