

**APPLICATIONS ON FILE**  
**January 13, 2017**

**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:**

**January 30, 2017**

**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 public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please provide the case Planner with a regular mail or email address.

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 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 public comment period described above. 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:** 500 GRAND AVENUE, OAKLAND, CA 94610  
                      **APNs:** 010 078001507, 010 078001508  
**Proposal:** Regular Design Review for demolition of an existing structure and construction of a new six story mixed use building containing 40 dwelling units and approximately 3,000 square feet of ground floor commercial. The proposal will include 47 off-street parking stalls in the ground level to the rear of the commercial with access off of Euclid Avenue. The proposed development will include 10% of the units as low income units and will be taking advantage of the affordable unit density bonus concessions and waivers. The density bonus allows an additional 8 dwelling units, the concession is to allow an increase above the 45 foot height limit, and the waiver is to waive the required visitor parking.

**Applicant / Phone Number:** Patrick Ellwoods / (510) 238-9111  
**Owner:** Howard Bradfrod R Indiv Etal  
**Case File Number:** PLN15015  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-2/S-12  
**Environmental Determination:** 15183.3 – Qualified In-Fill Projects;  
15168- Project Consistent with a Program EIR; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** API: Lake Merritt API, OCHS Rating: Non-Historic Property  
**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:** 5945 GLENARMS DRIVE, OAKLAND, CA 94611  
                      **APN:** 048H756205312  
**Proposal:** To construct a 3,598 sq. ft. single-family dwelling on a down-slope vacant parcel.

**Applicant / Phone Number:** Corinne Smith / (510) 853-0050  
**Owners:** Smith Thomas & Corinne  
**Case File Number:** PLN16059  
**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  
**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)

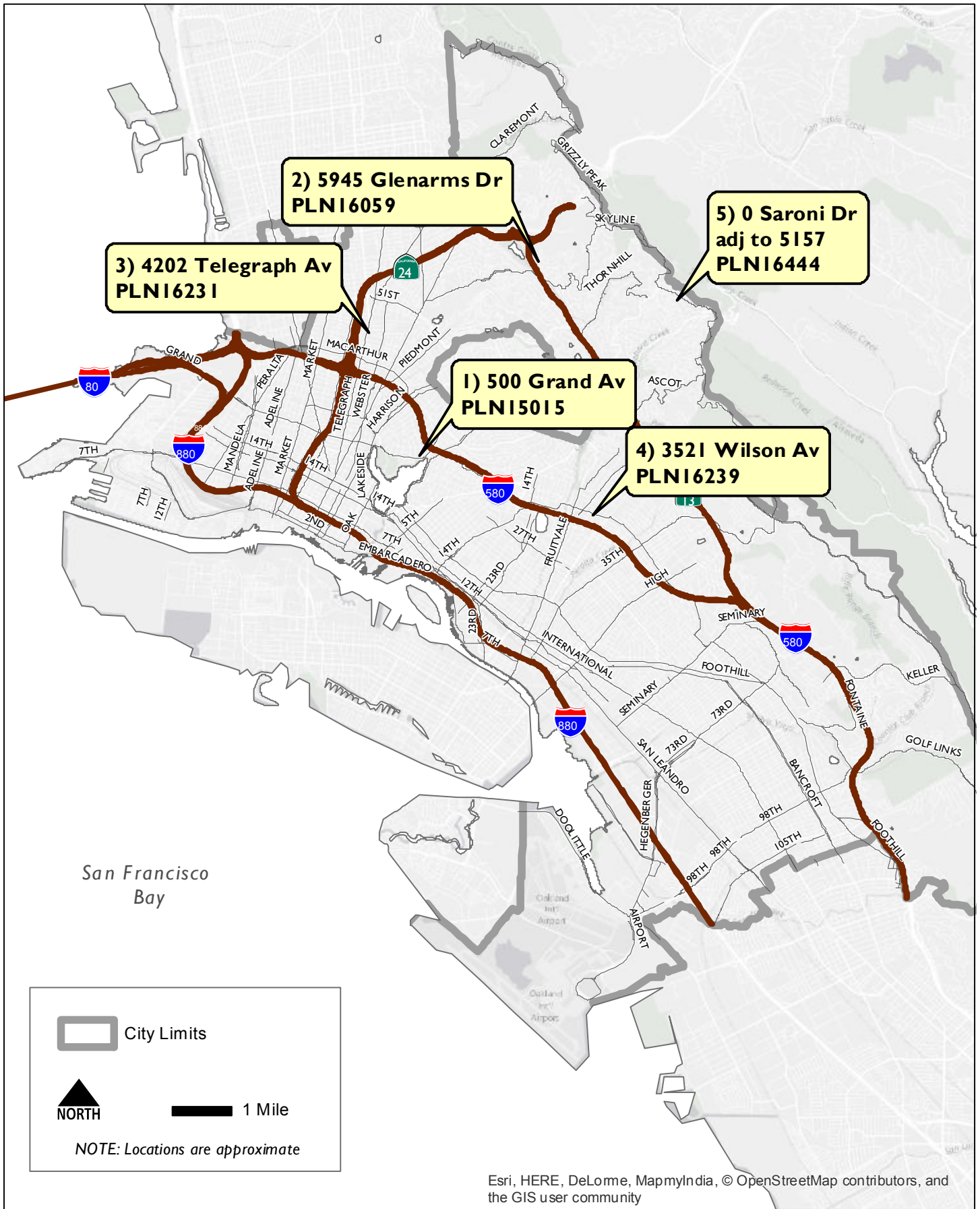
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3.                   **Location:** 4202 TELEGRAPH AVENUE, OAKLAND, CA 94609  
                      **APN:** 013 109702600  
**Proposal:** Regular Design Review for the demolition and re-development of an existing structure and lot to create a new 4-story 12-unit mixed use building. Minor variance to allow for a substandard portion of the rear yard setback (for a reverse corner lot), and for rear massing (resulting in un-stepped height at the residential zoning boundary)  
**NOTE:** *This is a re-notification due to misplacement of the Public Notice sign at the subject property.*  
**Applicant / Phone Number:** John Clark / (510) 520-8425  
                                  **Owner:** Almeida Mark  
                                  **Case File Number:** PLN16231  
**Planning Permits Required:** Regular Design Review for new construction of a 4-story mixed use building; Minor Variances for **1)** To allow the building to encroach into a required street side yard setback when abutting a key lot in a lower density zone where 10 feet is required and 0' is proposed (see Table 17.33.03 note 6 of the Planning Code); **2)** To allow the project to exceed the required height limit at the setback line when abutting a lower density zone (30' required 33' proposed) (see Table 17.33.04, note 2); and **3)** To allow the proposal to exceed the height maximum when transitioning to a lower density zone (1:1 ratio increase) (see Table 17.33.04, note 2).  
                                  **General Plan:** Mixed Housing Type Residential; Neighborhood Center Mixed Use  
                                  **Zoning:** CN-2  
**Environmental Determination:** 15332-In Fill Development; and  
                                  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                                  **Historic Status:** OCHS Rating, D3  
                                  **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](mailto:jherrera@oaklandnet.com)

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4.                   **Location:** 3521 WILSON AVENUE, OAKLAND, CA 94602  
                      **APN:** 029 099201300  
**Proposal:** To construct a rear second-unit (duplex) on a lot that contains an existing single-family residence. The proposed unit will be approximately 468 square feet.  
**Applicant / Phone Number:** Steve Vallejos / (925) 525-4900  
                                  **Owners:** Prinz Thomas A & Pamela S  
                                  **Case File Number:** PLN16239  
**Planning Permits Required:** Regular Design Review for new construction.  
                                  **General Plan:** Urban Residential  
                                  **Zoning:** RM-3  
**Environmental Determination:** 15301-Existing Facilities; and  
                                  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                                  **Historic Status:** OCHS Rating, C3  
                                  **City Council District:** 4  
                                  **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](mailto:mhackett@oaklandnet.com)





Planning & Building Department



## Applications on File for the Week of January 13, 2017