

**APPLICATIONS ON FILE**  
**February 10, 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:**

**February 27, 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:** 0 - 23<sup>RD</sup> STREET, OAKLAND, CA 94612                   **APN:** 008 065800201  
                          459 - 23<sup>RD</sup> STRET, OAKLAND, CA 94612                   **APN:** 008 065800401

**Proposal:** Revision to the approved project for a new six-story mixed-use building containing 65 dwelling units and 3,700 square feet of ground-floor commercial space which is currently under construction. The revision will not alter the exterior of the proposed building, but will reduce the interior parking lift system to accommodate 56 parking stalls.

**Applicant / Phone Number:** Deborah Tu / (510) 251-9270  
**Owner:** 459 23rd Street Investors LLC  
**Case File Number:** **PLN15119-R01**

**Planning Permits Required:** Regular Design Review for new construction; and Vesting Tentative Parcel Map Subdivision for new condominiums.  
**General Plan:** Central Business District; Central Business District  
**Zoning:** CBD-X

**Environmental Determination:** 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning

**Historic Status:** Non-Historic Property (vacant lot)  
**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:** 6410 TELEGRAPH AVENUE, OAKLAND, CA 94609                   **APN:** 016 141502200

**Proposal:** To demolish an existing one-story commercial building, and construct a three-story mixed-use building consisting of ground-floor commercial, second-floor offices and third-floor residential units.

**Applicant / Phone Number:** David Sasse / (925) 360-1521  
**Owner:** Sassyrab Holdings Gp  
**Case File Number:** **PLN16229**

**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-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  
**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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3.                                   **Location:** **6416 TELEGRAPH AVENUE, OAKLAND, CA 94609 APN: 016 141502300**  
**Proposal:** To demolish an existing one-story commercial building and construct a three-story mixed-use building consisting of ground-floor commercial, 2nd floor offices and third floor residential units.  
**Applicant / Phone Number:** David Sassy / (925) 360-1521  
**Owner:** Sassyrab Holdings Gp  
**Case File Number:** **PLN16230**  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Mixed Housing Type Residential; Neighborhood Center Mixed Use  
**Zoning:** CN-2  
**Environmental Determination:** 15303-New Construction or Conversion of Small Structures  
15183-Projects Consistent with a Community 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 **Jose Herrera** at **(510) 238-3808** or by email: [jherrera@oaklandnet.com](mailto:jherrera@oaklandnet.com)

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4.                                   **Location:** **2855 FORD STREET, OAKLAND, CA 94601 APN: 025 067600100**  
**Proposal:** To convert an existing commercial structure (warehouse) at a site with another commercial building into a work/live space, construct two new residential units (resulting with mixed-use condominium units).  
**Applicant / Phone Number:** Manasi Somalwar / (732) 642-5508  
**Owners:** Berger Paul E & Diana L Trust  
**Case File Number:** **PLN16302**  
**Planning Permits Required:** Regular Design Review to convert an existing warehouse to a work/live unit and construct two (2) new residential units;  
Minor Variances to allow for new residential uses within the required side yard setback and allow one of the required parking spaces to have less than a 1.5-foot clearance from an obstruction; and  
Tentative Parcel Map Subdivision for new mixed commercial and residential condominium units. (TPM10598).  
**General Plan:** EPP Residential Mixed Use  
**Zoning:** D-CE-3/S-19  
**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:** 5  
**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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7.                                   **Location:** **5401 CLAREMONT AVENUE, OAKLAND, CA 94618 APN: 014 127301600**  
*(subject property is located at the intersection of Claremont Avenue and Vicente Way, adjacent to 5565 Vicente Way)*

**Proposal:** To convert ground-level commercial retail space into a work/live unit, remodel and alter existing residential unit to create two (2) residential units with a new upper level and construct a three-story addition to create two (2) new residential units for a total of four (4) residential units and one (1) work/live unit.

**Applicant / Phone Number:** Christopher Porto / (510) 250-2499

**Owner:** Smart Growth Inc & In the Now Investments Inc.

**Case File Number:** **PLN16442**

**Planning Permits Required:** Regular Design Review for building alterations and new construction of residential and live/work units;  
Minor Conditional Use Permit to create five (5) units (four (4) dwelling units and one (1) live/work unit) where four (4) dwelling units are allowed; and Tentative Parcel Map Subdivision for new condominiums, (TPM10612).

**General Plan:** Mixed Housing Type Residential

**Zoning:** RM-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:** OCHS Rating: Dc3

**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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8.                                   **Location:** **6500 GIRVIN DRIVE, OAKLAND, CA 94611**                                   **APN: 048D730205300**

**Proposal:** To construct a 4,126 square feet three-story single-family dwelling with a two-car garage on a 9,017 square feet, 73% upslope vacant lot.

**Applicant / Phone Number:** Sasa Saratlija / (510) 250-3009

**Owners:** Newmen Afsaneh N & Sahami Heshmatollah

**Case File Number:** **PLN16443**

**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 (vacant lot)

**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)

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9.                                   **Location:** 1090 - 66<sup>TH</sup> STREET, OAKLAND, CA 94608    **APN:** 016 145401501  
                                  **Proposal:** To demolish an existing dwelling structure, construct two new detached two-story single-family dwellings with one car garage, and subdivide one lot into a two-Mini-Lot Development.  
**Applicant / Phone Number:** John Newton / (510) 526-7370  
                                  **Owner:** Benjamin Evelyn J Tr  
                                  **Case File Number:** PLN17002  
**Planning Permits Required:** Regular Design Review for new construction;  
                                  Minor Conditional Use Permit to subdivide one lot into two Mini-Lots- (Lot #1=2,430 square feet and Lot # =2 1,893 square feet); and Vesting Tentative Parcel Map Subdivision for a two Mini-lot Development. (VTPM10622)  
                                  **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  
                                  **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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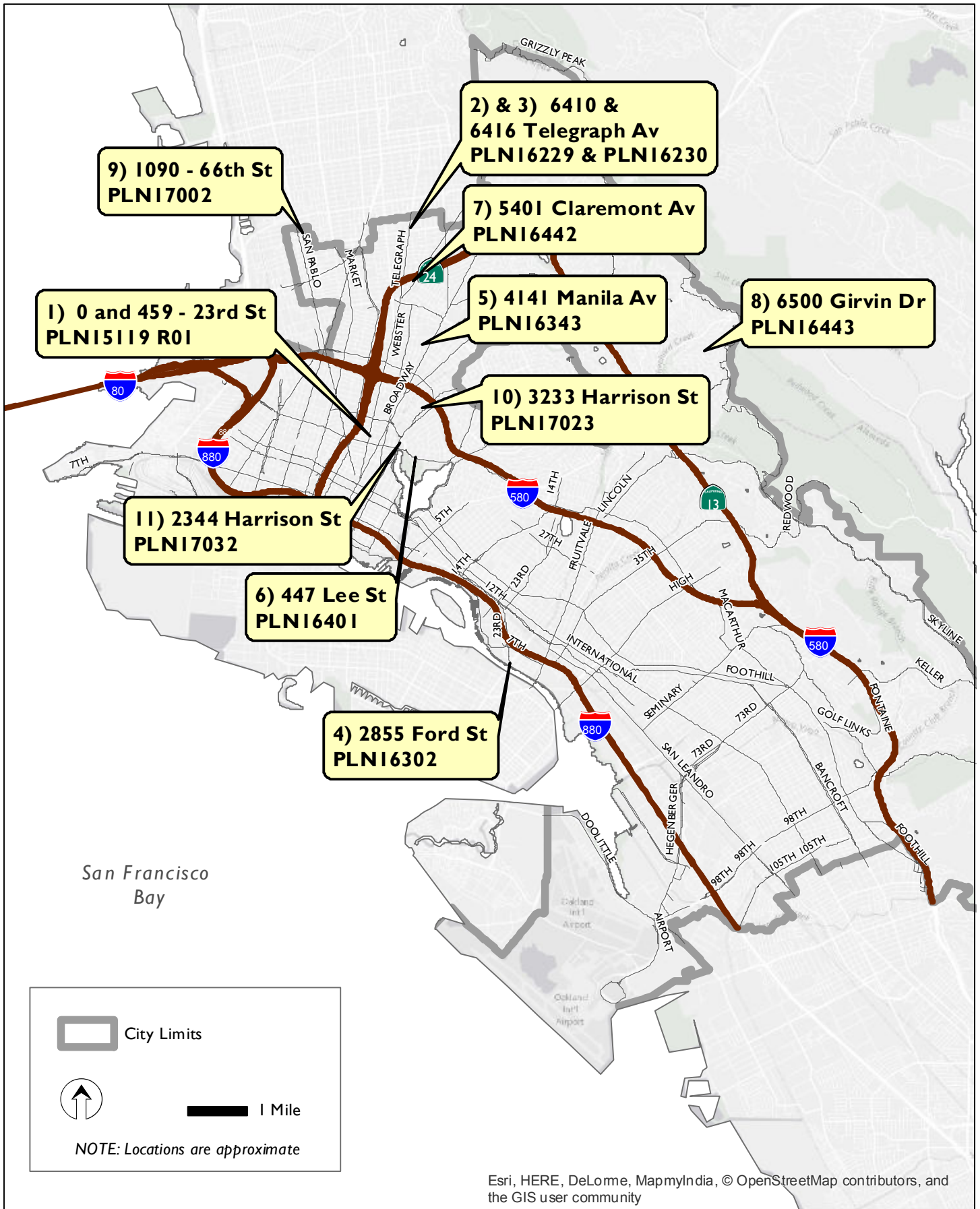
10.                                   **Location:** 3233 HARRISON STRET, OAKLAND, CA 94611    **APN:** 010 080500700  
                                  **Proposal:** To convert 412 square feet at the ground-level within the building envelope to a new studio dwelling unit where four (4) dwelling units already exist for a total of five (5) dwelling units.  
**Applicant / Phone Number:** Lida Sarvi / (415) 640-0983  
                                  **Owners:** Kopperdahl David & Berghede Klas Etal  
                                  **Case File Number:** PLN17023  
**Planning Permits Required:** Regular Design Review to construct a new residential units; and Minor Conditional Use Permit to Increase the number of dwelling units by one (1) from 4 to 5 dwelling units in the RM-4 zone.  
                                  **General Plan:** Mixed Housing Type Residential  
                                  **Zoning:** RM-4  
**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:** 3  
                                  **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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11.                                   **Location:** 2344 HARRISON STRET, OAKLAND, CA 94612 APN: 010 076800201  
                                  **Proposal:** To establish two small retail structures and a raised plaza /deck area. The retail structures would be converted shipping containers where food is ordered and prepared.  
**Applicant / Phone Number:** Anne Phillips / Anne Phillips Architecture / (510) 841-7056  
                                  **Owner:** Schlenker Ronald C & Leland R Trs  
                                  **Case File Number:** PLN17032  
**Planning Permits Required:** Regular Design Review for new structures and associated appurtenances; Minor Conditional Use Permit to allow for non-residential open facilities; and Minor Variance to allow for a commercial ground-floor ceiling height of 8 feet when a minimum of 15 feet is required.  
                                  **General Plan:** Community Commercial  
                                  **Zoning:** D-BV-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:** OCHS Rating: \*3  
                                  **City Council District:** 3  
                                  **Action to be Taken:** Pending  
                                  **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Neil Gray** at **(510) 238-3878** or by email: [ngray@oaklandnet.com](mailto:ngray@oaklandnet.com)

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# Applications on File for the Week of February 10, 2017