

**APPLICATIONS ON FILE**  
**April 7, 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:**

**April 24, 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.

1. **Location:** 1770 GOSS STREET, OAKLAND, CA 94607 (APN: 006 003700700)  
**Proposal:** To construct a two-story single family dwelling with attached one-car garage and roof deck on a vacant lot.  
**Applicant / Phone Number:** Chee Cooper / (925) 354-4830  
**Case File Number:** PLN16098  
**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:** API, Oakland Point, Historic District  
**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](mailto:jmadani@oaklandnet.com)

2. **Location:** 4202 TELEGRAPH AVENUE, OAKLAND, CA 94609 (APN: 013 109702600)  
**Proposal:** To demolish a one-story commercial building and construct a four-story 12 unit mixed-use building.  
**Applicant / Phone Number:** John Clark / (510) 520-8425  
**Owner:** Almeida Mark  
**Case File Number:** PLN16231  
**Planning Permits Required:** Regular Design Review for new construction; and Minor Variances to **1)** 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 feet is proposed (see Table 17.33.03 note 6 of the Planning Code); **2)** Allow the project to exceed the required height limit at the setback line when abutting a lower density zone (30 feet required 33 feet proposed) (see Table 17.33.04, note 2); **3)** Allow the building to exceed the height maximum when transitioning to a lower density zone (1:1 ratio increase) (see Table 17.33.04, note 2); and **4)** Allow a 10 feet rear yard setback where 15 feet is required when parcel exceeds 100 feet in length.  
**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)

3. **Location:** 710 TYLER STREET, OAKLAND, CA 94603 (APN: 044 500901002)  
**Proposal:** To construct a rear detached two-story residence with three (two non-tandem) parking spaces on a lot that contains a front single-family residence for a total of two residential units.  
**Applicant / Phone Number:** Nallely Garcia / (408) 292-3800  
**Owner:** Ramirez Angelina  
**Case File Number:** PLN16241  
**Planning Permits Required:** Minor Conditional Use Permit to construct a second-unit in the RM-1 Zone; and Regular Design Review for new construction.  
**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  
**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](mailto:mbradley@oaklandnet.com)

4. **Location:** 925 - 61<sup>ST</sup> STREET, OAKLAND, CA 94608 (APN: 015 134602000)  
**Proposal:** To convert garage and storage area into a new 1,829 square feet residential unit, located on a building that has four existing residential units.  
**Applicant / Phone Number:** Derek Sagehorn / (925) 783-1963  
**Owner:** Bobak Tammadon  
**Case File Number:** PLN17013  
**Planning Permits Required:** Regular Design Review for construction of a new dwelling unit; Minor Conditional Use Permit to add one additional dwelling unit to an existing four-unit building, totaling five units in the RM-4/C Zone; and Minor Variances to **1)** reduce one off-street parking space where one parking space is required for the proposed dwelling unit; and **2)** reduce group open space dimension requirements.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-4/C  
**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, Fc3  
**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](mailto:gqwan@oaklandnet.com)

5. **Location:** 865 - 43<sup>RD</sup> STREET, OAKLAND, CA 94608 (APN: 013 109003000)  
**Proposal:** To construct a two-story 1,741 square foot single-family dwelling with an attached one-car garage on a 3,000 square foot vacant lot.  
**Applicant / Phone Number:** Kodama Diseno, Architects / (510) 986-0696, Ext 16  
**Owner:** Community Development Corporation of Oakland  
**Case File Number:** PLN17021  
**Planning Permits Required:** Regular Design Review for new construction; and Minor Variance to allow the second-floor to be located 20 feet from the front property line where 32 feet is required.  
**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: [jsmadani@oaklandnet.com](mailto:jsmadani@oaklandnet.com)

6. **Location:** 5110 TELEGRAPH AVENUE OAKLAND, CA 94609  
**APNs:** 014 122600902, 014 122601300, 014 122601400, 014 122600800, 014 122600702, 014 122600901, 014122600602, 014 122600502, 014 1222600403, and 014 122600303.  
**Proposal:** Vesting Tentative Parcel Map to merge lots into one lot and create condominiums. This application is related to a previously approved mixed-use project (Planning File: PLN15074) approved in 2016 for a six-story, 204 residential units with ground-floor commercial-retail space and an underground parking garage.  
**Applicant / Phone Number:** Brian Caruso/ Nautilus Group / (510) 343-5593  
**Owner:** NGI 5110 Telegraph LLC  
**Case File Number:** PLN17049  
**Planning Permits Required:** Vesting Tentative Parcel Map Subdivision for lot merger and new residential condominiums. VTPM10644.  
**General Plan:** Neighborhood Center Mixed Use; Mixed Housing Type Residential;  
**Zoning:** CN-2  
**Environmental Determination:** 15315-Minor Land Divisions; 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 **Mike Rivera** at (510) 238-6417 or by email: [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

7. **Location:** 7430 SKYLINE BOULEVARD, OAKLAND, CA 94611 (APN: 048E731901100)  
**Proposal:** To construct a 3,963 square-foot single family dwelling on a vacant 8,878 square-foot upslope lot.  
**Applicant / Phone Number:** John Newton / (510) 526-7370  
**Owner:** Mertz Brittmarie Tr  
**Case File Number:** PLN17074  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Hillside Residential  
**Zoning:** RH-4/S-10/S-11  
**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:** 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)

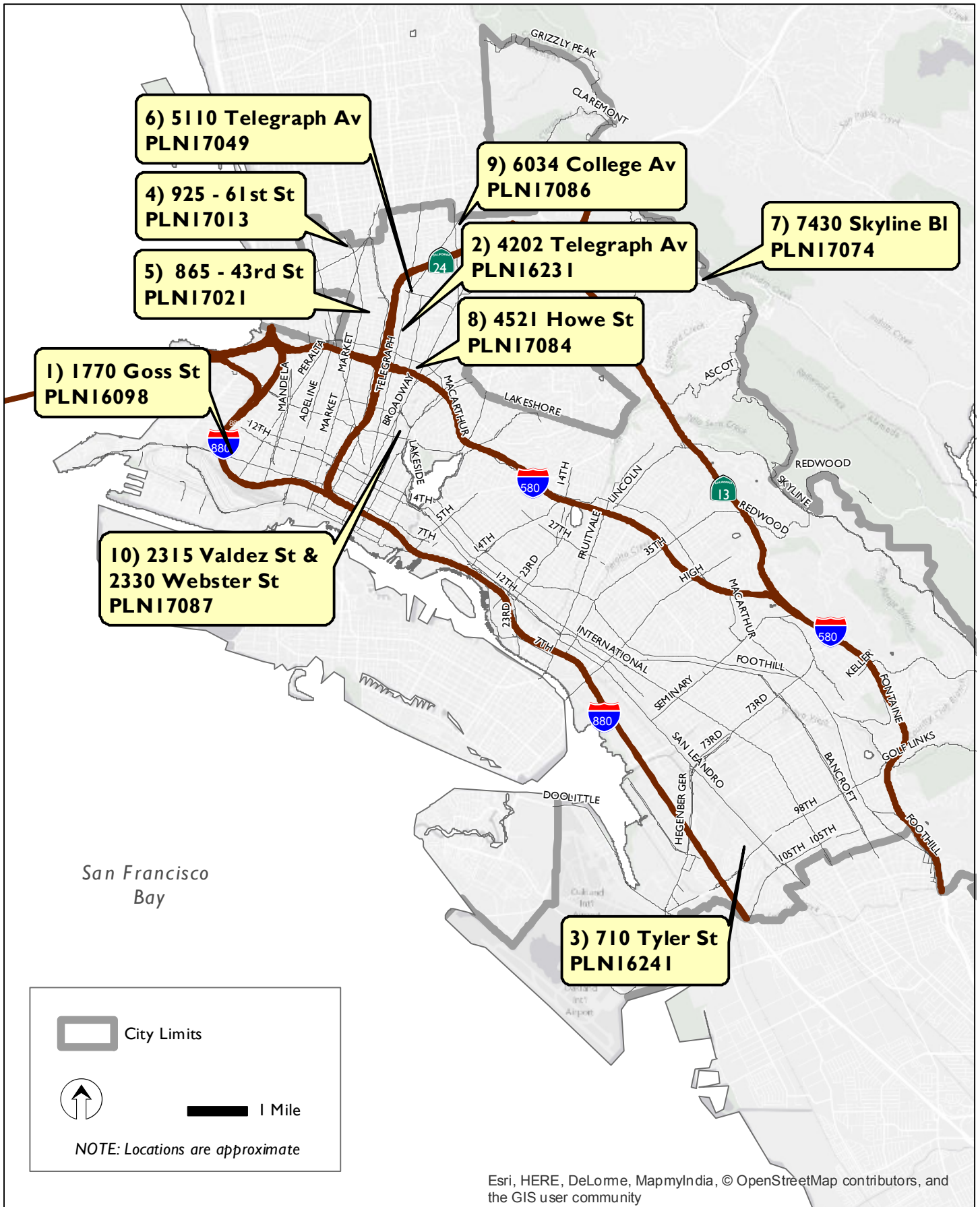
8. **Location:** 4521 HOWE STREET, OAKLAND, CA 94611  
**APNs:** 013 112900500, 013 112900600  
**Proposal:** To merge two existing lots into one lot and subdivide into four (4) new Mini Lots. The application includes the demolition of an existing house, construction of four (4) detached single-family dwellings on the new lots with a common access driveway to serve each of the four dwellings.  
**Applicant / Phone Number:** John Newton / (510) 526-7370  
**Owners:** Franke Edmund L Jr & Nancy J Trs  
**Case File Number:** PLN17084  
**Planning Permits Required:** Regular Design Review to demolish an existing house and construct four (4) detached single family dwellings; Minor Conditional Use Permits for **1)** to allow three or more residential units in the RM-2 zone, **2)** to allow a Mini-Lot subdivision and common access driveway to the required off-street parking spaces between four new lots; and Tentative Parcel Map Subdivision to merge two lots into one lot and subdivide into four new Mini-Lots. TPM10678.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** 15315-Minor Land Divisions; 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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9.                   **Location:** 6034 COLLEGE AVENUE, OAKLAND, CA 94618 (APN: 014 126700602)  
**Proposal:** To conduct a yoga studio with retail sales within a 1,150 square feet floor area.  
**Applicant / Phone Number:** Katy Winter / (917) 843-2758  
**Owner:** Victoria Associates li  
**Case File Number:** PLN17086  
**Planning Permits Required:** Minor Conditional Use Permit for personal instruction and improvement services on the ground-floor of a commercial building in the CN-1 Zone.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-1  
**Environmental Determination:** 15301-Existing Facilities; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** OCHS, C3  
**City Council District:** 1  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Mike Rivera** at (510) 238-6417 or by email:  
[mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

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10.                   **Location:** 2315 VALDEZ STREET, OAKLAND, CA 94612 (APN: 008 066800400)  
2330 WEBSTER STREET, OAKLAND, CA 94612 (APN 008 066800907)  
**Proposal:** Vesting Tentative parcel Map to merge three lots into one lot and create condominiums. Related to previously approved development proposal under case number PLN15-040 for a new seven-story mixed use building containing 234 dwelling units, 16,000 square feet of ground-floor retail, and public parking garage.  
**Applicant / Phone Number:** Stephanie Hill / (415) 381-3001  
**Owner:** City Oakland  
**Case File Number:** PLN17087  
**Planning Permits Required:** Vesting Tentative Parcel Map Subdivision for lot merger and new condominiums.  
**General Plan:** Central Business District  
**Zoning:** D-BV-2  
**Environmental Determination:** 15315-Minor Land Divisions; 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 **Peterson Vollmann** at (510) 238-6167 or by email:  
[pvollmann@oaklandnet.com](mailto:pvollmann@oaklandnet.com)



## Applications on File for the Week of April 7, 2017