

**APPLICATIONS ON FILE**  
**May 19, 2017**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> 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:**

**June 5, 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:** 411 WEST MACARTHUR BOULEVARD, OAKLAND, CA 94609  
                          **(APN: 012 094504601)**
- Proposal:** To demolish existing vacant structure and construct a new mixed-use building involving 20 residential units and ground-floor commercial space.
- Applicant / Phone Number:** Joseph Hernon (415) 705- 9922
- Owner:** 411 W Macarthur LLC
- Case File Number:** PLN15258
- Planning Permits Required:** Regular Design Review for new construction; and Minor Variance for a zero-foot rear yard setback where 10 feet minimum is required.
- General Plan:** Neighborhood Center Mixed Use
- Zoning:** CN-3 Neighborhood Center Mixed Use
- Environmental Determination:** A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions:
- 15183 – Projects consistent with a community plan, general plan, or zoning;
- 15183.3 – Streamlining for in-fill projects; and/or
- 15164 – Addenda to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998), Housing Element; Broadway /MacArthur/San Pablo Redevelopment Plan Specific Plan EIR (2011);
- The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2<sup>nd</sup> Floor, Oakland CA 94612, or online at <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak063983.pdf>
- Historic Status:** 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 **Maurice Brenyah-Addow** at 510-238-6342 or by email: [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

**2. Location:** 2500 WEBSTER STREET, OAKLAND, CA 94612 (APN: 008 067202100)  
**Proposal:** To demolish existing commercial structure (currently occupied by Oakland Mitsubishi car dealership) and construct a new mixed-use building involving 30 residential units and ground-floor commercial space.  
**Applicant / Phone Number:** Howai Lai / (510) 836-6688 Ext.106  
**Owners:** Kwei Chris & Eileen  
**Case File Number:** PLN16304  
**Planning Permits Required:** Minor Conditional Use Permit for residential use and height increase above 45 feet up to a maximum of 85 feet in retail priority area within the Broadway Valdez District Specific Plan Area;  
Regular Design Review for new construction; and  
Vesting Tentative Parcel Map Subdivision for condominium purposes.  
**General Plan:** Central Business District (Broadway Valdez District Specific Plan Area)  
**Zoning:** D-BV-1 Broadway Valdez District Commercial Zone (Retail Priority Site 3c)  
**Environmental Determination:** A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions:  
15183 - Projects Consistent with a Community Plan, General Plan, or Zoning;  
15183.3 - Streamlining for In-Fill projects; and/or  
15164 - Addendum to the 2014 certified Broadway Valdez District Specific Plan EIR;  
The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2<sup>nd</sup> Floor, Oakland CA 94612, or online at <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak063975.pdf>  
**Historic Status:** Potentially Designated Historic Property (PDHP); Survey Rating: Dc3  
**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 at [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

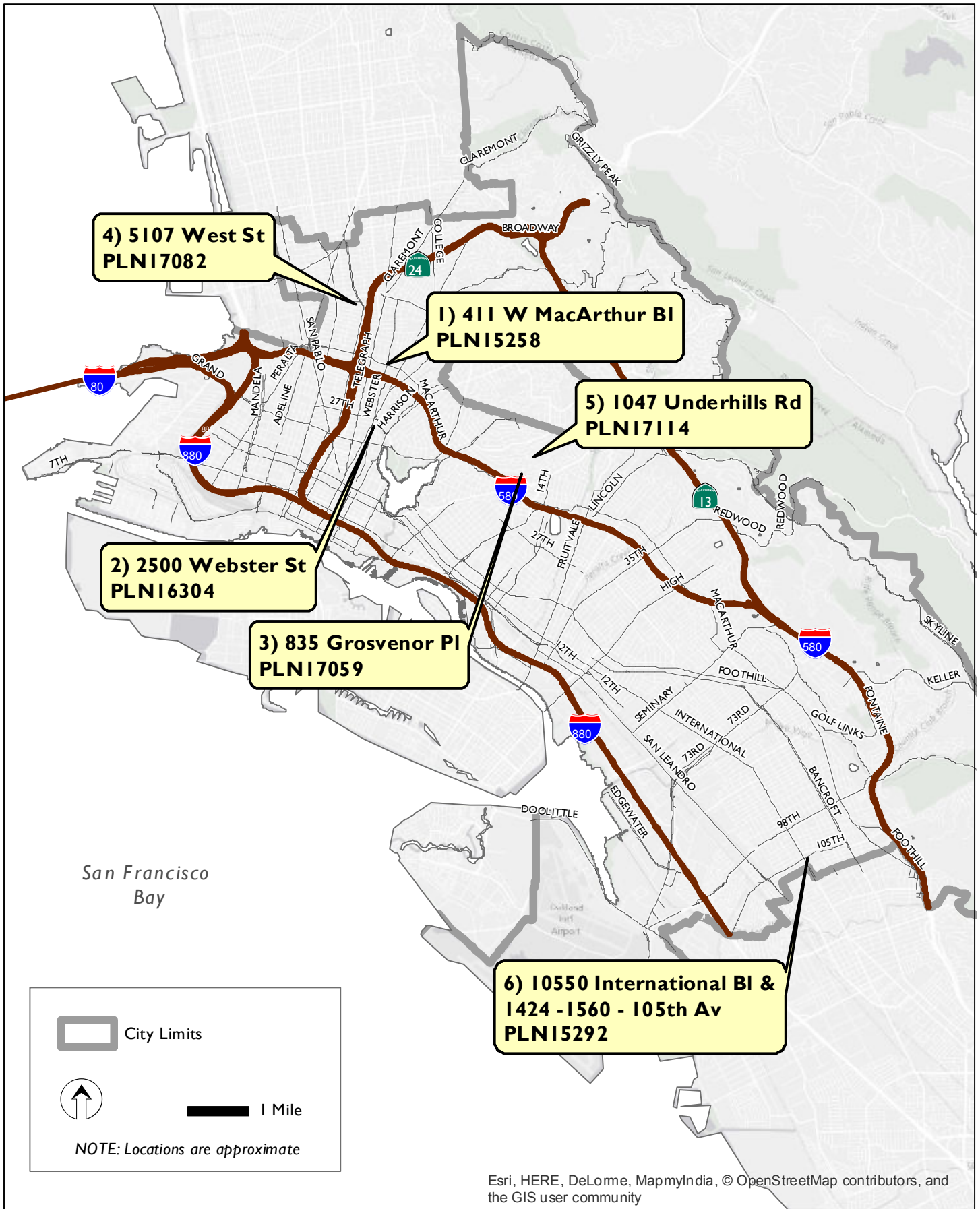
**3. Location:** 835 GROSVENOR PLACE, OAKLAND, CA 94610 (APN: 023 044500300)  
**Proposal:** To construct a second-story 155 square foot rear addition, new rear deck and site improvements to an existing single-family residence.  
**Applicant / Phone Number:** Jack Backus Architects / (510) 393-9699  
**Owner:** Murray & Renee Einarson  
**Case File Number:** PLN17059  
**Planning Permits Required:** Regular Design Review for building additions; and  
Minor Variance to continue an existing 3'9" legal non-conforming interior side yard setback for addition and associated eave within 5' side yard setback.  
**General Plan:** Detached Unit Residential  
**Zoning:** RD-1  
**Environmental Determination:** 15301-Existing Facilities; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Yes, ASI: Trestle Glen/Lakeshore, OCHS Rating: C2+  
**City Council District:** 2  
**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)

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4.                     **Location: 5107 WEST STREET, OAKLAND, CA 94608      (APN: 013 116801700)**  
                          **Proposal:** To subdivide a 5,824 square feet parcel into two lots with two existing houses.  
**Applicant / Phone Number:** Subhas Narayan / (510) 584-6382  
                          **Owners:** Samaniego Alfonso G & Hildeliza G Trs  
                          **Case File Number:** PLN17082  
**Planning Permits Required:** Tentative Parcel Map Subdivision to subdivide a parcel into two lots; and  
  Minor Conditional Use Permit for subdivision between existing houses.  
  TPM10675  
                          **General Plan:** Mixed Housing Type Residential  
                          **Zoning:** RM-2  
**Environmental Determination:** 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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5.                     **Location: 1047 UNDERHILLS ROAD, OAKLAND, CA 94610 (APN: 011 089801200)**  
                          **Proposal:** To construct a 1,921 square feet single-family residence.  
**Applicant / Phone Number:** John Newton / (510) 526-7370  
                          **Owners:** Yee Felton & Phyllis M Trs  
                          **Case File Number:** PLN17114  
**Planning Permits Required:** Regular Design Review for new construction.  
                          **General Plan:** Detached Unit Residential  
                          **Zoning:** RD-1  
**Environmental Determination:** 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                          **Historic Status:** Non-Historic Property  
                          **City Council District:** 2  
                          **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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6. **Location:** 10550 INTERNATIONAL BOULEVARD, OAKLAND, CA 94603 and 1424, 1500, 1520, 1528, 1536, 1544, 1548 & 1560 - 105<sup>TH</sup> AVENUE OAKLAND, CA 94603
- APNs:** 047 550900101, 047 550900300, 047 550900400, 047 550900500, 047 550900600, 047 550900700, 047 550900901, 047 550901000, 047 550904100, 047 551900502
- Proposal:** Proposal to demolish a number of auto sales and repair related facilities to construct a new five-story building containing 529 senior housing units on the upper four floors with a ground-floor parking garage. 30% of the Senior Housing Units will be available as low income units. The existing retail facilities located along International Boulevard will be retained and remodeled.
- Applicant / Phone Number:** Riverside Charitable Corporation (818) 380-2600, Ext. 13
- Owner:** Batarse Anthony A Jr Tr
- Case File Number:** PLN15292
- Planning Permits Required:** Regular Design Review for new construction; and Tentative Parcel Map Subdivision to merge seven parcels into three parcels.
- General Plan:** Community Commercial
- Zoning:** CC-2
- Environmental Determination:** A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions: Section 15332 - In-Fill development projects; Section 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; and/or Section 15183.3 - Streamlining for Qualified In-Fill projects. Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2<sup>nd</sup> Floor or on-line at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>
- 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 **Peterson Vollmann** at (510) 238-6167 or by email: [pvollmann@oaklandnet.com](mailto:pvollmann@oaklandnet.com)

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## Applications on File for the Week of May 19, 2017