

APPLICATIONS ON FILE
December 1, 2017

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

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:

December 18, 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:** 3300 BROADWAY, OAKLAND, CA, 94611 **APN:** 009 070304200
- Proposal:** To demolish existing structure and construct a new mixed-use development involving 45 residential units over ground floor commercial space. The project also involves four Affordable Units and concession for the top floor to exceed the height limit.
- Applicant / Phone Number:** Justine Bagale, Yhla / (510) 836-6688 Ext.119
- Owner:** Kaufman Martin
- Case File Number:** PLN17005
- Planning Permits Required:** Regular Design Review for building demolition and new construction; Minor Variance for a portion of a rear building wall to exceed the diagonal height limit at the rear by approximately 5 feet; and Category-3 Creek Protection Permit (CP17001) to protect adjacent watercourse.
- General Plan:** Community Commercial
- Zoning:** D-BV-3
- 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 which may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor, Oakland CA 94612
- Historic Status:** PDHP, Eb-2*
- 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

2. **Location:** 1940 WEBSTER STREET, OAKLAND, CA 94612
APNs: 008 063601801 & 008 063601900
Proposal: To demolish existing commercial building and construct a new seven-story residential building with 173 dwelling units and approximately 2,000 square feet of ground floor commercial area.
Applicant / Phone Number: Matt Udouj / (650) 248-2130
Owner: Park Michael K
Case File Number: PLN17227
Planning Permits Required: Regular Design Review for new construction.
General Plan: Central Business District
Zoning: CBD-C
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 – Infill development projects
 Section 15183 - Projects consistent with a community plan, general plan, or zoning;
 Section 15183.3 – Streamlining for Qualified infill projects; and/or
 Sections 15168 & 15180 – Projects consistent with a Redevelopment program EIR;
 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, 2nd Floor or on-line at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>
Historic Status: Non-Historic Property
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

3. **Location:** 0 SKYLINE BOULEVARD, OAKLAND, CA 94603 **APN:** 048H750600606
(the subject property is located to the north from the neighboring residence at 5824 Skyline Blvd.)
Proposal: To construct a three-story 3,629 square foot single family residence on a vacant up slope parcel with a 40% setback slope and a 30% building footprint slope.
Applicant / Phone Number: Debo Sodipo / (510) 681-8411
Owner: Eiseman Ramona L
Case File Number: PLN17256
Planning Permits Required: Regular Design Review for new construction;
 Minor Variance to allow a height increase within the first 20' of the front property line, where 24' is the maximum allowed and 28' is proposed; and
 Minor Conditional Use Permit to allow an increase in wall height based on footprint slope.
General Plan: Hillside Residential
Zoning: RH-3/S-9/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: 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

4. **Location:** 3978 PIEDMONT AVENUE, OAKLAND, CA 94611 **APN:** 012 093504900
Proposal: To operate a Personal Instruction and Improvement Service activity, as a Yoga Studio (You and the Matt) with associated general retail activities for the first 20' of the commercial space.
Applicant / Phone Number: Kimberly Lally / (510) 595-8038
Owner: Beaman Mildred A Tr
Case File Number: PLN17347
Planning Permits Required: Minor Conditional Use Permit for a Personal Instruction and Improvement Activity.
General Plan: Neighborhood Center
Zoning: CN-1 Zone
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: 1
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

5. **Location:** 6700 ESTATES DRIVE, OAKLAND, CA 94611 **APN:** 048C718302700
Proposal: To construct residential additions of 1,254 square feet including a new deck to an existing 1,544 square foot single-family dwelling.
Applicant / Phone Number: Susan Wootan / (510) 845-8450
Owners: Salazar Hector & Xochilt
Case File Number: PLN17379
Planning Permits Required: Regular Design Review for building additions over 1,000 square feet; Minor Variances for (1) a rear yard setback reduction of 14'-7" where 20'-0" is required; (2) a side yard setback reduction of 7'-0" where 7'-6" is required; and (3) an F.A.R. of 0.533 where 0.50 is the maximum allowed for a 5,256 square foot parcel.
General Plan: Hillside Residential
Zoning: RH-4
Environmental Determination: 15301-Existing Facilities
 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 **Michael Bradley** at **(510) 238-6935** or by email: mbradley@oaklandnet.com

6. **Location:** 1151 – 72ND AVENUE, OAKLAND, CA 94621 **APN:** 041 413501000
Proposal: To re-build the same fire-damaged single-family residence and add an additional 150 square foot attached rear addition for a total of 1,262 square foot.
Applicant / Phone Number: Mark Williams / (209) 323-8574
Owner: Izaanya LLC
Case File Number: PLN17385
Planning Permits Required: Regular design review for new construction.
General Plan: Detached Unit Residential
Zoning: RD-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: 7
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Brittany Lenoir** at **(510) 238-4977** or by email: blenoir@oaklandnet.com

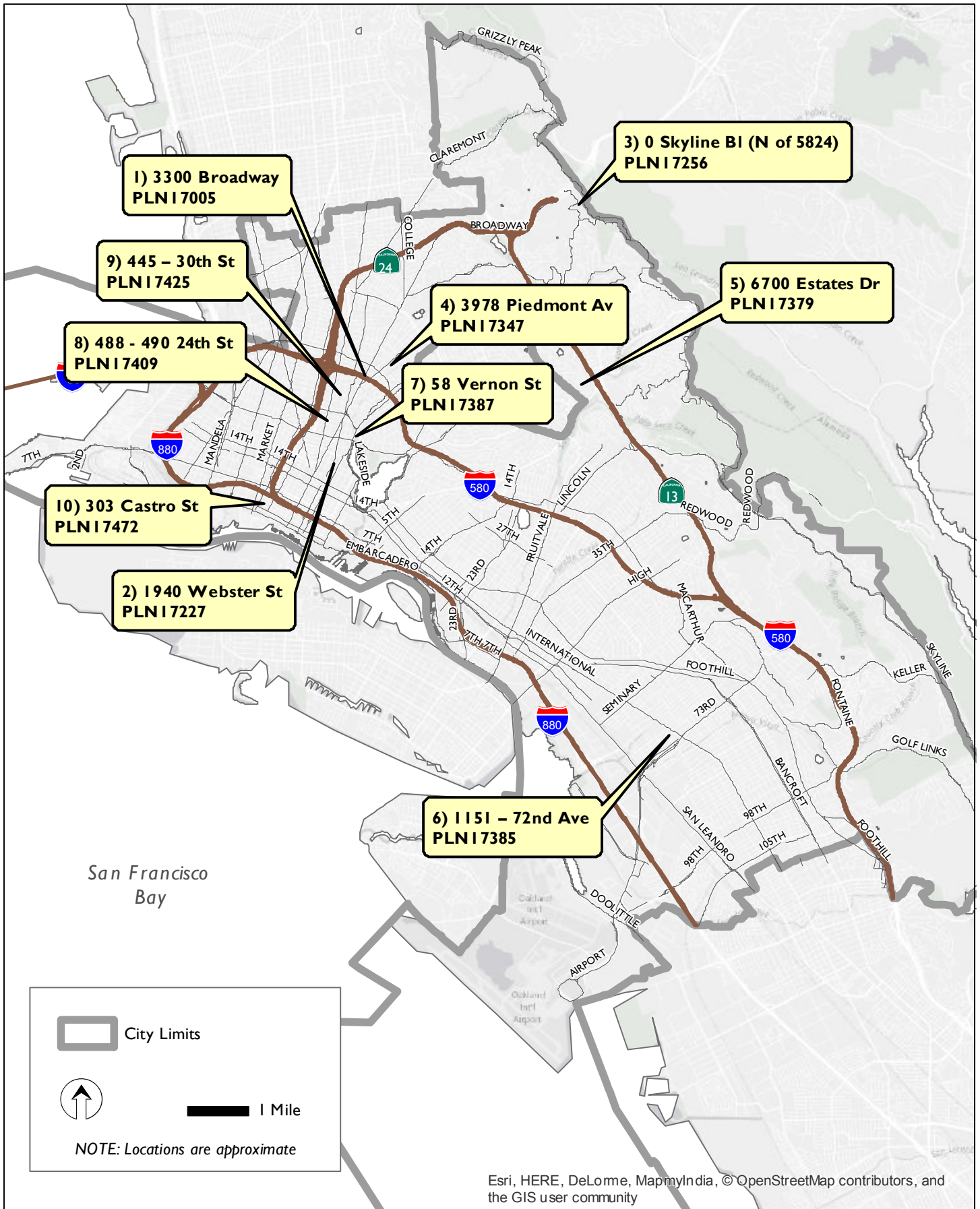
7. **Location:** 58 VERNON STREET, OAKLAND, CA,94610 **APN:** 010 076902200
Proposal: To create nine (9) new residential condominiums that are under construction.
Applicant / Phone Number: John Gutierrez / (510) 647-0600
Owner: 8th & Castro Llc
Case File Number: PLN17387
Planning Permits Required: Regular Design Review for new residential units; and Tentative Parcel Map Subdivision for residential condominiums(TPM10695).
General Plan: Urban Residential
Zoning: RU-2/S-12
Environmental Determination: 15315-Minor Land Divisions; 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 **Danny Thai** at **510-238-3584** or by email: dthai@oaklandnet.com

8. **Location:** 488 - 490 24TH STREET, OAKLAND, CA 94612 **APN:** 008 067401800
Proposal: To convert an existing two-unit residential building into two residential condominiums.
Applicant / Phone Number: Slx Investments, LLC / (510) 326-8647
Case File Number: PLN17409
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion (TPM10755).
General Plan: Community Commercial
Zoning: CC-3
Environmental Determination: 15315-Minor Land Divisions; 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 **Jose Herrera** at **(510) 238-3808** or by email:
jherrera@oaklandnet.com

9. **Location:** 445 – 30TH STREET, OAKLAND, CA 94609 **APN:** 009 069902301
Proposal: To demolish existing building and construct 57 affordable residential units (100 % affordable) on a 11,250 square-foot parcel.
Applicant / Phone Number: Oak Hill Psh / (858) 679-2828
Owner: Oak Hill PSH, L.P.
Case File Number: PLN17425
Planning Permits Required: Regular Design Review for construction of new residential units.
General Plan: Community Commercial
Zoning: S-1
Environmental Determination: 15332-In Fill Development; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
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 **Jose Herrera** at **(510) 238-3808** or by email:
jherrera@oaklandnet.com

10. **Location:** 303 CASTRO STREET, OAKLAND, CA 94607 **APN:** 001 011503300
Proposal: To establish a commercial tasting room and bottle shop at a brewery.
Applicant / Phone Number: Paul Lovern / (510) 444-4190
Organization: Line 51 Brewing Llc
Owner: Hz/Castro Partners
Case File Number: PLN17472
Planning Permits Required: Minor Conditional Use Permit for Custom Manufacturing (brewery with production, tasting and bottle sales).
General Plan: Business Mix
Zoning: CIX-1B
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: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Aubrey Rose** at (510) 238-2071 or by email:
arose@oaklandnet.com

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Applications on File for the Week of December 1, 2017