

**APPLICATIONS ON FILE**  
**January 12, 2018**

**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 29, 2018**

**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: 2080 - 2084 MOUNTAIN BOULEVARD, OAKLAND, CA 94611**  
                                      **APN: 048F735201601**  
**Proposal:** Amendment to case file PLN17142 as it pertains to the Minor Conditional Use Permit for allowed ground floor activities. This revision includes a ground floor consultative financial service activity serving as a retail bank branch for "Farmers & Merchants Bank of Central California", within tenant space #3 of proposed building. No exterior changes will result on behalf of this application.

**Applicant / Phone Number:** Christy Newport / 209 3672362  
**Owner:** Basil Christopoulos, Trojan Development Associates Iv, Llc  
**Case File Number:** **PLN17142-R01**  
**Planning Permits Required:** Revision to previously approved Minor Conditional Use Permit to allow a consultative financial service activity on the ground-floor.

**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-1  
**Environmental Determination:** 15305-Minor Alterations in Land Use; and  
15183-Projects Consistent with a Community Plan or Zoning

**Historic Status:** OCHS Rating: X  
**City Council District:** 4  
**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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2.                               **Location: 4228 TERRACE STREET, OAKLAND, CA 94611**    **APN: 013 111003400**  
**Proposal:** Scope of project will add 127 square foot building footprint addition to the rear of the residence to create an internal stair case to the basement and new 717 upper-story addition. Conditional Use Permit for additional wall and roof height per OPC Sec.17.17.03 (L14)

**Applicant / Phone Number:** Amber Baker / (510) 558-8442  
**Owner:** Ross Bertrall & Milligan Joy  
**Case File Number:** **PLN17296**  
**Planning Permits Required:** Regular Design Review to add 127 square foot building footprint addition to the rear of the residence to create an internal stair case to the basement and new 717 upper-story addition; and  
Minor Conditional Use Permit for additional wall and roof height per OPC Sec.17.17.03 (L14), Whereas 25 and 30 is permitted 30' and 32 is proposed.

**General Plan:** Mixed Housing Type Res.  
**Zoning:** RM-2  
**Environmental Determination:** 15301-Existing Facilities; and  
15183-Projects Consistent with a Community Plan or Zoning

**Historic Status:** ASI: Tompkins Park, OCHS Rating: D2+  
**City Council District:** false  
**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](mailto:dthai@oaklandnet.com)

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3.                           **Location:** 3113 LINDEN STREET, OAKLAND, CA 94608   **APN:** 005 046501000

**Proposal:** To construct a new rear detached two-story residential unit on a lot that contains a residence.

**Applicant / Phone Number:** Chuck Stine / (510) 910-5460

**Owner:** Rani Shivjoti & Khanna Rupam

**Case File Number:** PLN17411

**Planning Permits Required:** Design Review New construction.

**General Plan:** Mixed Housing Type Residential

**Zoning:** RM-2

**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 **Jose Herrera** at **(510) 238-3808** or by email:  
[jherrera@oaklandnet.com](mailto:jherrera@oaklandnet.com)

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4.                           **Location:** 1424 – 12<sup>TH</sup> STREET, OAKLAND, CA 94606   **APN:** 004 006101000

**Proposal:** New single family dwelling (affordable) on an existing vacant lot.

**Applicant / Phone Number:** Persideo Reealty Advisors, LLC/ Marty Gates (925) 407-4742

**Owner:** Hello Housing

**Case File Number:** PLN17415

**Planning Permits Required:** Regular Design Review for a new single family home  
(deed restricted affordable)

**General Plan:** Mixed Housing Type Residential

**Zoning:** RM-3/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:** currently a vacant lot, API: Oakland Point, ASI: no, Historic District: yes,  
OCHS Rating: Ec1\*, Heritage Property: demolished building was an 1885  
-86 structure, Local Register: Yes, Landmark: No (vacant lot)

**City Council District:** 3

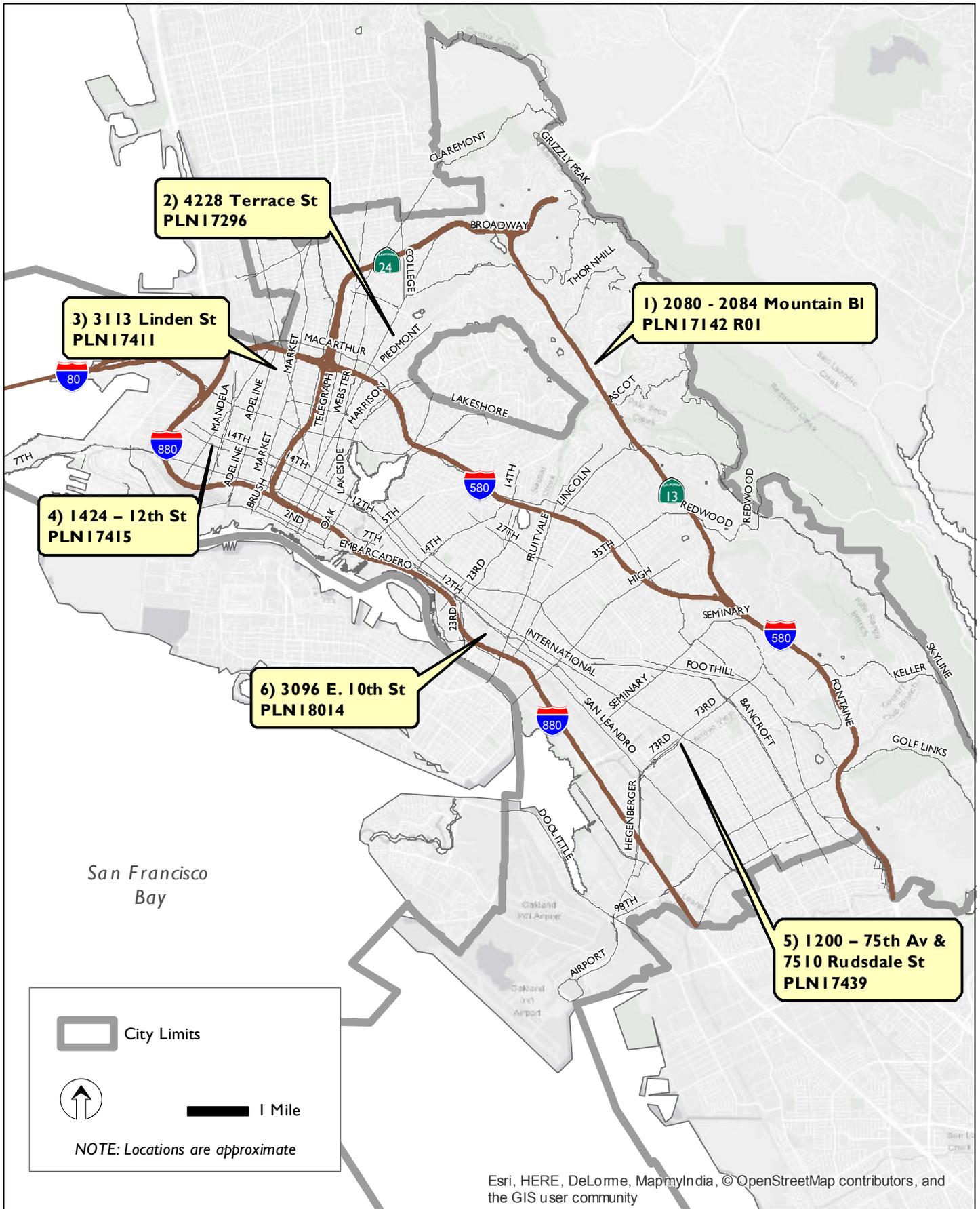
**Action to be Taken:** Pending

**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)

5. **Location:** 1200 – 75<sup>TH</sup> AVENUE, OAKLAND, CA, 94621 and  
 7510 RUDSDALE STREET, OAKLAND, CA, 94621  
**APN:** 041 419301200  
**Proposal:** Minor Conditional Use Permit for a lot split between two existing buildings,  
 Tentative Parcel Map (TPM10740) for one lot to be subdivided into 2 lots.  
**Applicant / Phone Number:** Imran (Ron) Nasir / (510) 461-0171  
**Organization:** Edn Investments  
**Owner:** Farid Abdul M & Edn Investment Inc Etal  
**Case File Number:** PLN17439  
**Planning Permits Required:** Tentative Parcel Map TPM 10740, subdividing one lot into 2 lots.  
 Minor Conditional Use CUP for lot split between two buildings  
**General Plan:** Detached Unit Residential  
**Zoning:** RD-2  
**Environmental Determination:** 15315-Minor Land Divisions; and  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** 1940's, API: No, ASI: No, Historic District: No, OCHS Rating: D3, Heritage  
 Property: No, Local Register: No, Landmark: No  
**City Council District:** 7  
**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)

6. **Location:** 3096 E. 10<sup>TH</sup> STREET, OAKLAND, CA 94601 **APN:** 025 069200405  
**Proposal:** Minor Conditional Use Permit for a tap room / bottle shop at a brewery.  
**Applicant / Phone Number:** Ale Industries (Casey Cobb) / (925) 270-4935  
**Owner:** Craven Property Holdings Llc  
**Case File Number:** PLN18014  
**Planning Permits Required:** Minor Conditional Use Permit for tasting/sales at brewery (OMC Sec.  
 17.103.030.B.1.e)  
**General Plan:** Regional Commercial  
**Zoning:** M-30  
**Environmental Determination:** 15301-Existing Facilities; and  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** OCHS Rating: Ed3  
**City Council District:** 5  
**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](mailto:arose@oaklandnet.com)



Planning & Building Department



# Applications on File for the Week of January 12, 2018