

**APPLICATIONS ON FILE**  
**March 30, 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:**

**April 16, 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.

1. **Location:** 5940 COLLEGE AVENUE, OAKLAND, CA 94618 (APN: 014 126604800)  
**Proposal:** Revision amending PLN16139-R01 and superseding CM79361 to modify Condition of Approval # 16 Hours to increase the hours of operation as follows: Restaurant will open at 7:00am (currently 10:00am) and outdoor patio use hours to 10:00pm seven days a week (currently 10:00pm only Friday & Saturday).  
**Applicant / Phone Number:** Chris Foott / 510.368-4431  
**Owner:** San Francisco Property Management Company Inc  
**Case File Number:** PLN16139-R01-R01  
**Planning Permits Required:** Revision to amend PLN16139-R01.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-1  
**Environmental Determination:** 15301-Existing Facilities; and  
 15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** None 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)

2. **Location:** 3711 WISCONSIN STREET, OAKLAND, CA 94619 (APN: 030 190900302)  
**Proposal:** Revisions to PLN17268 to increase the previously approved scope of work by constructing a rear attached 762 square foot two-story addition to the existing 1,926 square foot two-story single-family residence. A portion of the rear addition is also part of a two-story, 750 square foot secondary unit which is outright permitted, but not a required Planning permit.  
**Applicant / Phone Number:** Bao Lou / 510 410 8888  
**Owner:** Hung Lu & Bao Lu  
**Case File Number:** PLN17268-R01  
**Planning Permits Required:** Regular Design Review for building floor addition over 100%.  
**General Plan:** Detached Unit Residential  
**Zoning:** RD-1  
**Environmental Determination:** 15301-Existing Facilities; and  
 15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** OCHS Rating: D3  
**City Council District:** 4  
**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](mailto:BLenoir@oaklandnet.com)

3. **Location:** 1215 HIGH STREET, OAKLAND, CA, 94601  
**APNs:** 033 215300702, 033 215300801, 033215301703  
**Proposal:** Demolish existing warehousing (1215 High St), retain one-story building at 4244 E 12th St and construct a new 24,000 sq. ft. multi-story light industrial building with ground level retail including site improvements involving three parcels.  
**Applicant / Phone Number:** Tidewater Group, LLC / 510 821 669  
**Owner:** Ana Chretien Tidewater Group, LLC  
**Case File Number:** PLN17357  
**Planning Permits Required:** Minor Conditional Use permit to operate a light industrial facility in the CC-2; Regular Design Review for new construction.  
**General Plan:** Community Commercial  
**Zoning:** CC-2  
**Environmental Determination:** 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** OCHS Rating: 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 **Caesar Quitevis** at (510) 238-6343 or by email: [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

4. **Location:** 770 – 55<sup>TH</sup> STREET, OAKLAND, CA 94609 (APN: 014 120901600)  
**Proposal:** To convert existing non-residential building to two art deco style residential units. CUP for ground floor Two-family Dwelling Facility. Variance for 0 feet rear setback for a residential facility where 10 feet is required and variance for 0 feet side yard setback abutting a RM zone where 5 feet side yard setback is required.  
**Applicant / Phone Number:** Minxi Liu / 510-813-3898  
**Owner:** Chung Ho Kwong & Ben Chen  
**Case File Number:** PLN17364  
**Planning Permits Required:** Regular Design Review to convert an existing commercial building into two residential units;  
 Minor Conditional Use Permit for residential facilities on the ground floor;  
 Minor Variance for not meeting the rear setback where 10 feet is required and 0 feet is proposed for residential facilities;  
 Minor Variance for not meeting the interior side yard setback where 5 feet is required and 0 feet is proposed for properties abutting RM zones.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-3  
**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 **Danny Thai** at 510-238-3584 or by email: [dthai@oaklandnet.com](mailto:dthai@oaklandnet.com)

5. **Location:** 388 – 60<sup>TH</sup> STREET, OAKLAND, CA 94618 (APN: 016 140501800)  
**Proposal:** To demolish portions of the existing single-family home to allow for the construction of new floor area in the basement including a partial basement excavation of 525 square feet and a rear attached addition of approximately 400 square feet to the existing basement and first floor and for a new second story addition of 1,470 square feet. Minor Variance to continue a legal non-conforming side yard setback of 3'-7" where 4' is required.  
**Applicant / Phone Number:** Ethan Andersen / 510.251-2511  
**Owner:** Carr Avis I Tr  
**Case File Number:** PLN17455  
**Planning Permits Required:** Minor Design Review Regular Design Review for the voluntarily demolition of approximately less than 75% of the existing one-story detached single family residence to allow for a 100% two-story addition and partial basement excavation (525-square-feet) for an 800-square foot secondary unit. Minor Variance Minor Variance to continue a legal non-conforming side yard setback of 3'-7" where 4' is required.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-1  
**Environmental Determination:** 15301-Existing Facilities  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Yes, ASI: Claremont Avenue, OCHS Rating: Fc2\*  
**City Council District:** 1  
**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**

6. **Location:** 10626 STELLA STREET, OAKLAND, CA 94605 (APN: 048 566605201)  
**Proposal:** Construct a 2,323 sq. ft. two-story Single Family dwelling with an attached garage on a vacant lot  
**Applicant / Phone Number:** John Mikel Aceves / 209-665-4329  
**Owner:** Lucie Mai  
**Case File Number:** PLN17487  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Detached Unit Residential  
**Zoning:** RD-1  
**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:** 7  
**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)

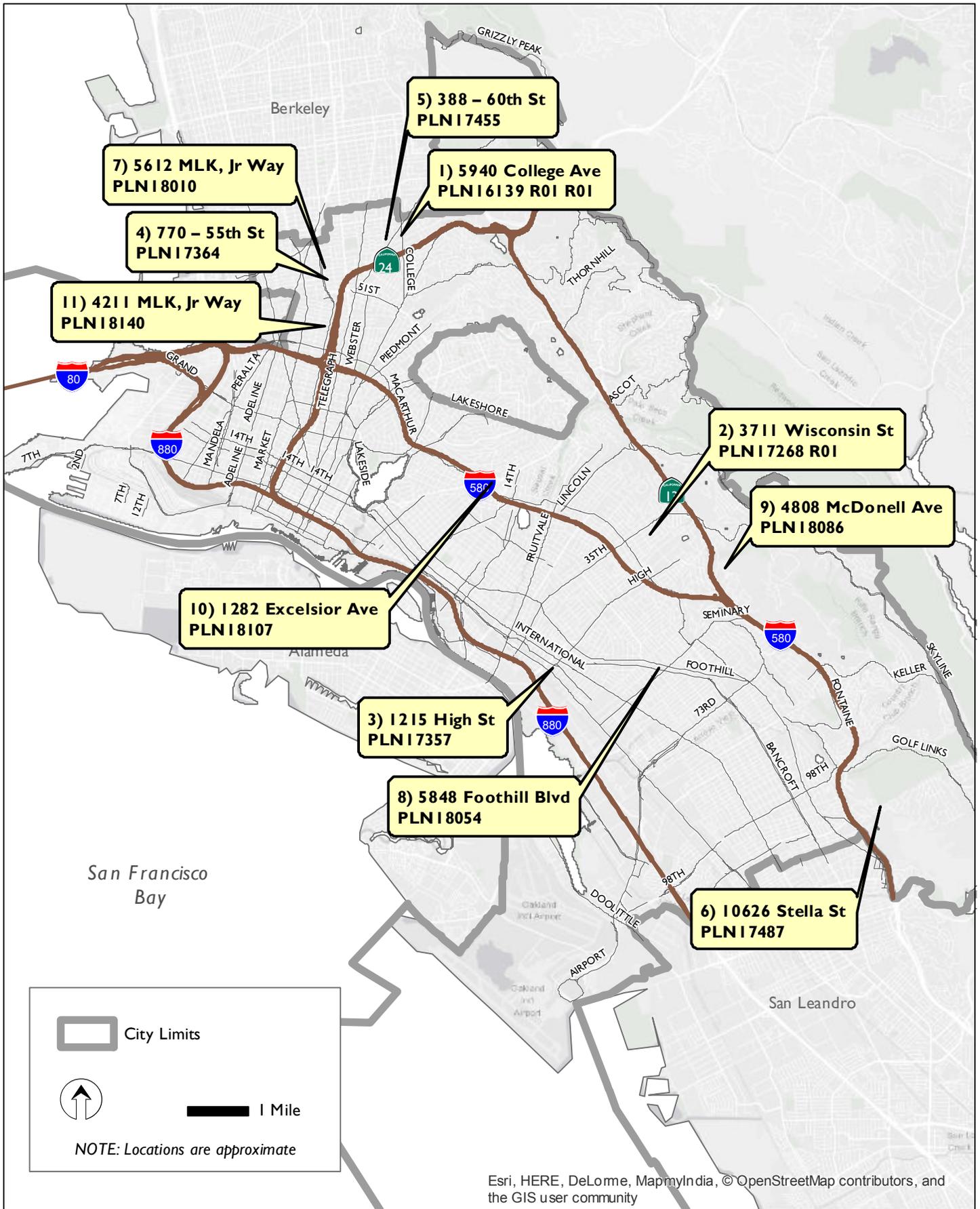
7. **Location:** 5612 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94609  
**APN:** 014 121001700  
**Proposal:** To establish a new 45-foot tall 6-unit residential building to the rear of an existing street facing mixed use live/work structure, resulting in a total of 7 residential units and 2 live/work units. One off-street parking space to remain with no new parking required. All nine units will be made into condominiums per Tentative Parcel Map (TPM) 10761.  
**Applicant / Phone Number:** Matt Barran / Baran Studio Architecture / 5105956744  
**Owner:** Smart Growth Development Inc  
**Case File Number:** PLN18010  
**Planning Permits Required:** Regular Design Review for new construction of 6 residential units; Minor Variance for substandard group open space dimensions; Tentative Parcel Map TPM1761 for 6 new condominium units (residential), one residential unit conversion, and 2-live/work units (converted).  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-3  
**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 **Michael Bradley** at (510) 238-6935 or by email: [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

8. **Location:** 5848 FOOTHILL BOULEVARD, OAKLAND, CA 94605  
**APN:** 038 317700800  
**Proposal:** conversion of the ground floor of a commercial building to allow for a mix of live/work and commercial spaces.  
**Applicant / Phone Number:** Shan Masuda / 5108397200  
**Owner:** Weiss James & Melissa  
**Case File Number:** PLN18054  
**Planning Permits Required:** Minor Conditional Use Permit to allow for a residential activity / facility (live/work) on the ground floor within the CN-3 Zone.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-3  
**Environmental Determination:** 15301-Existing Facilities; and  
15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** ASI: Seminary & Foothill, OCHS Rating: B\*2+, Local Register: Local Register  
**City Council District:** 6  
**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)

9. **Location:** 4808 MC DONELL AVENUE, OAKLAND, CA 94619 (APN: 037 260513600)  
**Proposal:** To construct a 2,666-square foot two-story (+/- 27') Single-Family Residence with a 440 square foot garage on a vacant parcel, located to the rear of 4808 McDonell Ave. Building footprint slope is approximately 47% up slope.  
**Applicant / Phone Number:** Tim Sloat / 510-543-6295  
**Owner:** Peter Suhonos  
**Case File Number:** PLN18086  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Hillside Residential  
**Zoning:** RH-3/S-9  
**Environmental Determination:** 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** Non-historic property  
**City Council District:** 6  
**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)

10. **Location:** 1282 EXCELSIOR AVENUE, OAKLAND, CA 94610 (APN: 023 047901100)  
**Proposal:** Condominium conversion of an existing two (2) unit duplex building with a detached garage.  
**Applicant / Phone Number:** Emily Laetz / 310.383-7237  
**Owner:** Valley Apartments  
**Case File Number:** PLN18107  
**Planning Permits Required:** Tentative Parcel Map TPM10772 for a condominium conversion.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-3  
**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:** 5  
**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)





Planning & Building Department



# Applications on File for the Week of March 30, 2018