

**APPLICATIONS ON FILE**  
**May 18, 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:**

**June 4, 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:** 469 JEAN STREET, OAKLAND, CA 94610                   **APN:** 010 082102400  
**Proposal:** Revision of an existing Conditional Use Permit (Planning File, PLN16193) for a Mini-lot development by adding a new third residential unit within the envelope of the existing duplex, located on Lot 7.  
**Applicant / Phone Number:** Ivy Star, LLC / (310) 383-7237  
**Owner:** Ivy Properties  
**Case File Number:** PLN16193-R01  
**Planning Permits Required:** Regular Design Review for adding a new residential unit in the RU-3 Zone; and Minor Variance to reduce the rear yard setback from the required 15' to the proposed 11' - 9" setback.  
**General Plan:** Urban Residential  
**Zoning:** RU-3  
**Environmental Determination:** 15301-Existing Facilities  
15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** OCHS, D2+  
**City Council District:** 2  
**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:** 4127 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94609  
**APN:** 012 101400302  
**Proposal:** To construct a four-story, 13,075 square foot mixed use development on two separate buildings consisting of ten (10) residential units and six (6) commercial units on a 6,816 square foot vacant lot. The project includes the subdivision of one lot into two new lots and new condominiums.  
**Applicant / Phone Number:** Reid Bitzer / (310) 749-0775  
**Owners:** Bitzer William R & Banker William B  
**Case File Number:** PLN18141  
**Planning Permits Required:** Regular Design Review for new construction;  
Minor Conditional Use Permit for a Mini-lot subdivision development between the two proposed buildings;  
Minor Variance for providing substandard Group Open space dimensions; and Tentative Parcel Map Subdivision to subdivide one parcel into two parcels through a Mini-lot development and creation of new condominiums (TPM10826).  
**General Plan:** Urban Residential; Mixed Housing Type Residential  
**Zoning:** RU-5  
**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:** 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)

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3.                                   **Location:** 272 – 14<sup>TH</sup> STREET, OAKLAND, CA 94612                                   **APN:** 008 062602000  
**Proposal:** To allow a greater use of the basement kitchen area serving the ground floor restaurant/café to allow a custom manufacturing activity for a commissary kitchen use. The kitchen area will remain part of café and the space is under 3,600-square feet and not on ground floor.  
**Applicant / Phone Number:** Theodore Wilson / (248) 342-7287  
**Owner:** Interim Books LLC  
**Case File Number:** PLN18177  
**Planning Permits Required:** Minor Conditional Use Permit for a custom manufacturing activity for a commissary kitchen use in the D-LM-2 Zoning District.  
**General Plan:** Central Business District  
**Zoning:** D-LM-2  
**Environmental Determination:** 15305-Minor Alterations in Land Use; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** OCHS Rating: B+3  
**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)

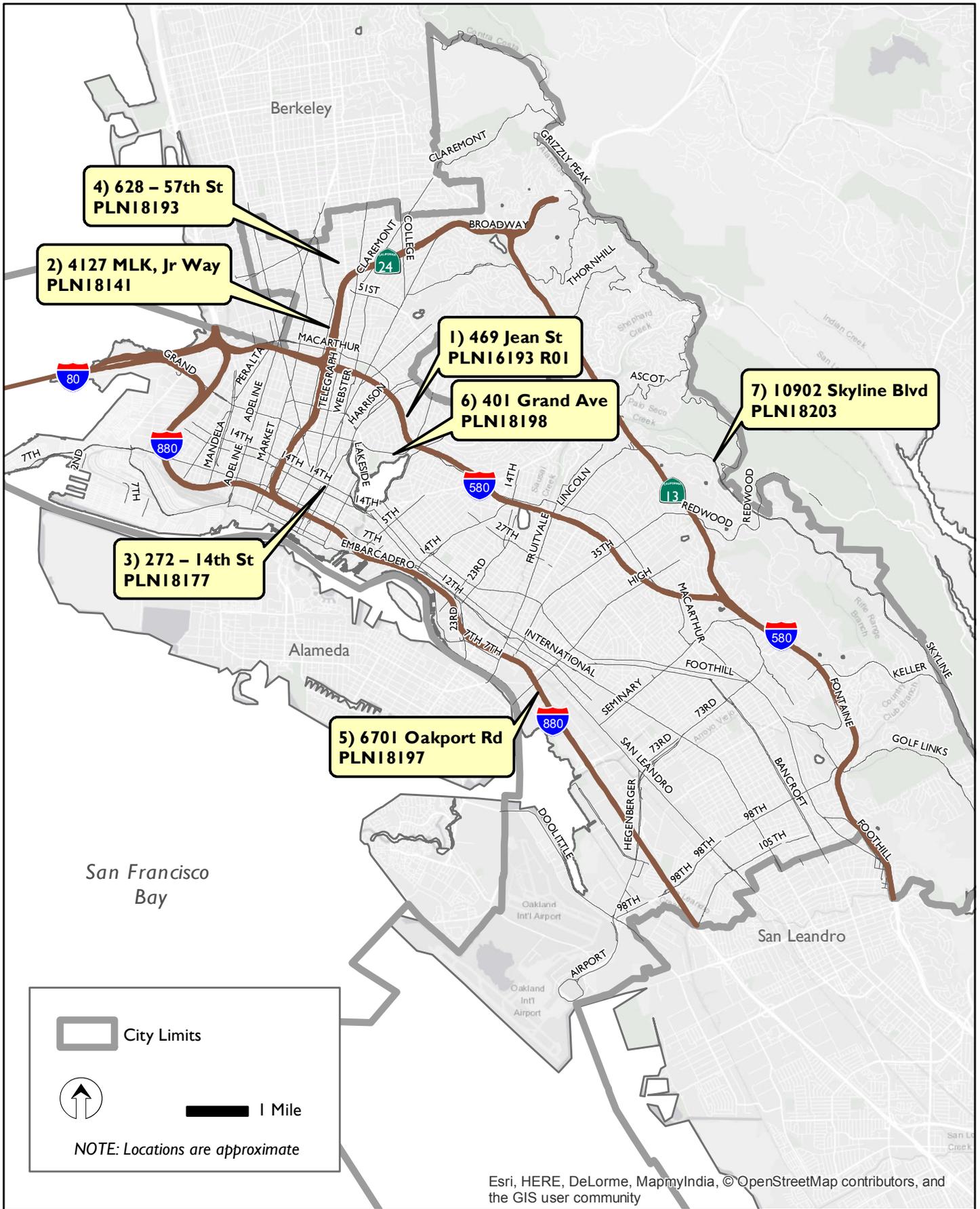
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4.                                   **Location:** 628 – 57<sup>TH</sup> STREET, OAKLAND, CA 94609                                   **APN:** 015 127801900  
**Proposal:** To construct a 814 square foot, two-story rear addition to an existing 789 square foot single-family dwelling, totaling 1,569 square foot.  
**Applicant / Phone Number:** Paul Ladner / (510) 655-0411  
**Owners:** Vantijen Michelle & Gould Joshua M  
**Case File Number:** PLN18193  
**Planning Permits Required:** Regular Design Review for additions over 1,000 square foot in the RM-2 Zone.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** 15301-Existing Facilities  
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 **Jason Madani** at (510) 238-4790 or by email:  
[jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

5. **Location:** 6701 OAKPORT ROAD, OAKLAND, CA 94621 **APN:** 041 390202100  
**Proposal:** To construct a freestanding pylon sign of 100 square feet for Oakland Acura at a height of approximately 28 feet.  
**Applicant / Phone Number:** Steve Peterson / (650) 255-9187  
**Owner:** City of Oakland-Redevelopment Agency  
**Case File Number:** PLN18197  
**Planning Permits Required:** Regular Design Review; and  
 Minor Variance for a sign height in excess of 20 feet in the D-CO-3 Zone.  
**General Plan:** Regional Commercial  
**Zoning:** D-CO-3  
**Environmental Determination:** 15311-Accessory 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 **Peterson Vollmann** at (510) 238-6167 or by email: [pvollmann@oaklandnet.com](mailto:pvollmann@oaklandnet.com)

6. **Location:** 401 GRAND AVENUE, OAKLAND, CA 94610 **APN:** 010 076500101  
**Proposal:** To operate a ground floor medical office.  
**Applicant / Phone Number:** Steve Wolmark / (510) 984-3867  
**Owner:** 401 Grand Associates LLC  
**Case File Number:** PLN18198  
**Planning Permits Required:** Minor Conditional Use Permit for a ground floor medical service commercial activity greater than 35' in CN-2 Zone.  
**General Plan:** Urban Residential; Neighborhood Center Mixed Use  
**Zoning:** CN-2/S-12  
**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 **Moe Hackett** at (510) 238-3973 or by email: [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)





Planning & Building Department



# Applications on File for the Week of May 18, 2018