

APPLICATIONS ON FILE
July 5, 2019

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
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:

Monday, July 22, 2019

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:** 688 31ST STREET, OAKLAND, CA 94609
APN: 009 071401100
Proposal: Regular Design Review to construct a new detached two-story second dwelling unit of 1,442 square feet on a lot with an existing single-family home. Proposal will also include the demolition of a rear storage and patio area on the existing single-family home and the construction of a new rear second story deck of 200 square feet.
Applicant / Phone Number: Adolfo Martinez / (510) 828-3033
Owner: Juarez Veronica B
Case File Number: PLN18-503
Planning Permits Required: Regular Design Review for the construction of a new dwelling unit.
General Plan: Mixed Housing Type Residential
Zoning: RM-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: Yes, PDHP, OCHS Rating: C2+, ASI: Herbert Hoover School Neighborhood
City Council District: 3
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

2. **Location:** 5346 COLLEGE AVENUE, OAKLAND, CA 94618
APN: 014 124905900
Proposal: The proposal is to remove or demolish an existing one-story commercial building (PDHP: C3 rated) and construct 8,789 square feet mixed use building on a 2,722-square foot parcel. The project consists of four-story mixed use building with 560 square feet of front ground- floor commercial retail space; one residential unit at rear portion of ground floor and six residential units above for a total of seven (7) residential units. The project will include 35% density bonus under Density Bonus Law by providing six (6) market-rate and one VLM affordable unit. The Project qualifies for concession/waiver from otherwise applicable development standards, specifically, to increase the maximum permitted building height from 35 feet, to a roof height of 45 feet; locate one residential unit at the ground floor in CN-1 zone; provide roof deck as group and private open space (OMC Section 17.107.080.A.3, Gov't Code Section 65915(d)(1)(C)(2).) This increased height is necessary to accommodate the full range of affordable housing and mixed-use program proposed under Affordable State Law. No parking space is required for a parcel less than 40' in width located in the CN-1 Zone.
Applicant / Phone Number: Andrew Pitarre / Anthony Associates / (415) 335-8616
Owner: Bermingham Patrick J & Margaret A TRS.
Case File Number: PLN19-019
Planning Permits Required: Regular Design Review to remove an existing on-story commercial building and construct a four-story mixed use building.
General Plan: Neighborhood Center Mixed Use
Zoning: CN-1
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: Yes, OCHS Rating: C3
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

3. **Location:** 0 SKYLINE BOULEVARD, OAKLAND, CA 94603
 APN: 048 E732202502
Proposal: Regular Design Review for the construction of a three-story 3,285 square-foot Single Family Residence. Subject property is a vacant 6,573 square-foot down slope parcel with an approximately 40% slope from Skyline Boulevard (Vacant lot next door to 7555 Skyline Blvd.)
Applicant / Phone Number: Kenneth Louie / (415) 533-8438
 Owner: Wallace Betty L TR.
 Case File Number: PLN19-034
Planning Permits Required: Regular Design Review for the construction of a three-story 3,285 square-foot Single Family Residence. Subject property is a vacant 6,573 square-foot down slope parcel with an approximately 40% slope.
 General Plan: Hillside Residential
 Zoning: RH-4/S-10/S-11
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan or Zoning
 Historic Status: X: Vacant Lot
 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@oaklandet.com

4. **Location:** 6143 CONTRA COSTA ROAD, OAKLAND, CA 94618
 APN: 048 A710207501
Proposal: Regular Design Review to construct a new 3,322 sf single family dwelling on an existing vacant downslope lot of 40% or greater.
Applicant / Phone Number: Mark Becker / (510) 658-6889
 Owner: Raub Hans P TR.
 Case File Number: PLN19-093
Planning Permits Required: Regular Design Review New SFD.
 General Plan: Detached Unit Residential
 Zoning: RD-1
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
 City Council District: 1
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Eva Wu** at **(510) 238-3785** or by email: ewu@oaklandca.gov

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7. **Location:** 3651 FOOTHILL BOULEVARD, OAKLAND, CA 94601
 APN: 033 213500100
Proposal: The Proposed development is to convert an existing 3,269 square feet warehouse facility into Three (3) work/live commercial units on ground floor, and construct three-story (12) new residential units above. The project includes six (6) one bedroom and six (6) two bedroom units for a total of 6,030 square feet. The Commercial work/live spaces will be 1,993 square feet. The proposed project is applying for 35% bonus density in exchange for 11% affordable housing units. The project will use concession / waivers to make this project feasible to meet requirements as follow: 1. The project provide no parking space at site due to existing ground floor conversion to work/live units, where nine (9) parking spaces are required. 2. Reduction of group open space (1800 square feet are required 1,241 square feet of group open space is proposed as roof deck and 620 square feet of private open space is provided. 3. Allow a portion of the elevator tower to exceed height limit to access group open space at roof deck (10' allowed, 14' is proposed). Tentative Parcel Map (TPM 10928) to create (12) Residential and (3) commercial condominium units.
- Applicant / Phone Number:** Chris Porto / (510) 250-2499
 Owner: Smart Growth Development, LLC. & Kylor Investments, LLC.
 Case File Number: PLN18-511
Planning Permits Required: Regular Design Review to convert an existing commercial building into work & live and construct 12 new residential units above.
New Condos Tentative Parcel Map to create (3) work & live commercial, and (12) residential condominiums above. TPM10928
- General Plan:** Urban Residential
 Zoning: RU-5
- Environmental Determination:** 15332-In Fill Development; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
- Historic Status:** OCH: ED 3
City Council District: 5
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
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8. **Location:** 3883 TURQUOISE WAY, OAKLAND, CA 94609
 APN: 012 102501400
Proposal: Minor Conditional Use Permit for Master Sign Program for a 24-story mixed used building with 12,898 sf. retail and 402 residential units.
- Applicant / Phone Number:** Gnu Group / (415) 772-0714
 Owner: San Francisco Bay Area Rapid Transit District
 Case File Number: PLN19-061
Planning Permits Required: Minor Conditional Use Master Sign Program
 General Plan: Neighborhood Center Mixed Use
 Zoning: S-15 Transit-Oriented Development Commercial Zone
- Environmental Determination:** 15311-Accessory Structures; and
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 **Michele Morris** at (510) 238-2235 or by email:
mmorris2@oaklandca.gov

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