

APPLICATIONS ON FILE
October 12, 2018

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:

October 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.

1. **Location:** 1600 14TH STREET, OAKLAND, CA 94607
APN: 007 055300700
Proposal: To construct a two-story addition of 1,547 square foot to the side and rear of the 570-square foot non-residential building, and make façade and tenant improvements to the existing building.
Applicants / Phone Number: Mary & William Wong Trust / (510) 268-8889
Owners: Wong William B & Mary C TRS
Case File Number: PLN17408
Planning Permits Required: Regular Design Review for building addition over 1,000 square feet and façade alterations.
General Plan: Mixed Housing Type Residential
Zoning: RM-4/C
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: API Oakland Point; OCHS Rating, *1-
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@oaklandca.gov

2. **Location:** 0 DRURY ROAD, OAKLAND, CA 94603
APN: 048H761300500
(subject property is adjacent or nearby the neighboring residence, located at 1220 Drury Rd)
Proposal: To construct a 3,619-square foot single-family dwelling on an existing vacant lot.
Applicant / Phone Number: Hillside Homes Group Inc. / (925) 381-2950
Owners: Edward & Rodi Patmont
Case File Number: PLN18016
Planning Permits Required: Regular Design Review for new building 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, 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 **Gregory Qwan** at (510) 238-2958 or by email: gqwan@oaklandca.gov

3. **Location:** 1034 AMITO DRIVE, OAKLAND, CA 94705
 APN: 048H761202300
 Proposal: To construct a two-story 3,150 square foot single-family dwelling with a two-car garage on a vacant downslope property.
Applicant / Phone Number: Reza Fakurnejad / (925) 788-4028
 Owner: Sanchez Sabine A
 Case File Number: PLN18321
Planning Permits Required: Regular Design Review for new building construction.
 General Plan: Hillside Residential
 Zoning: RH-4/S-9
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@oaklandca.gov

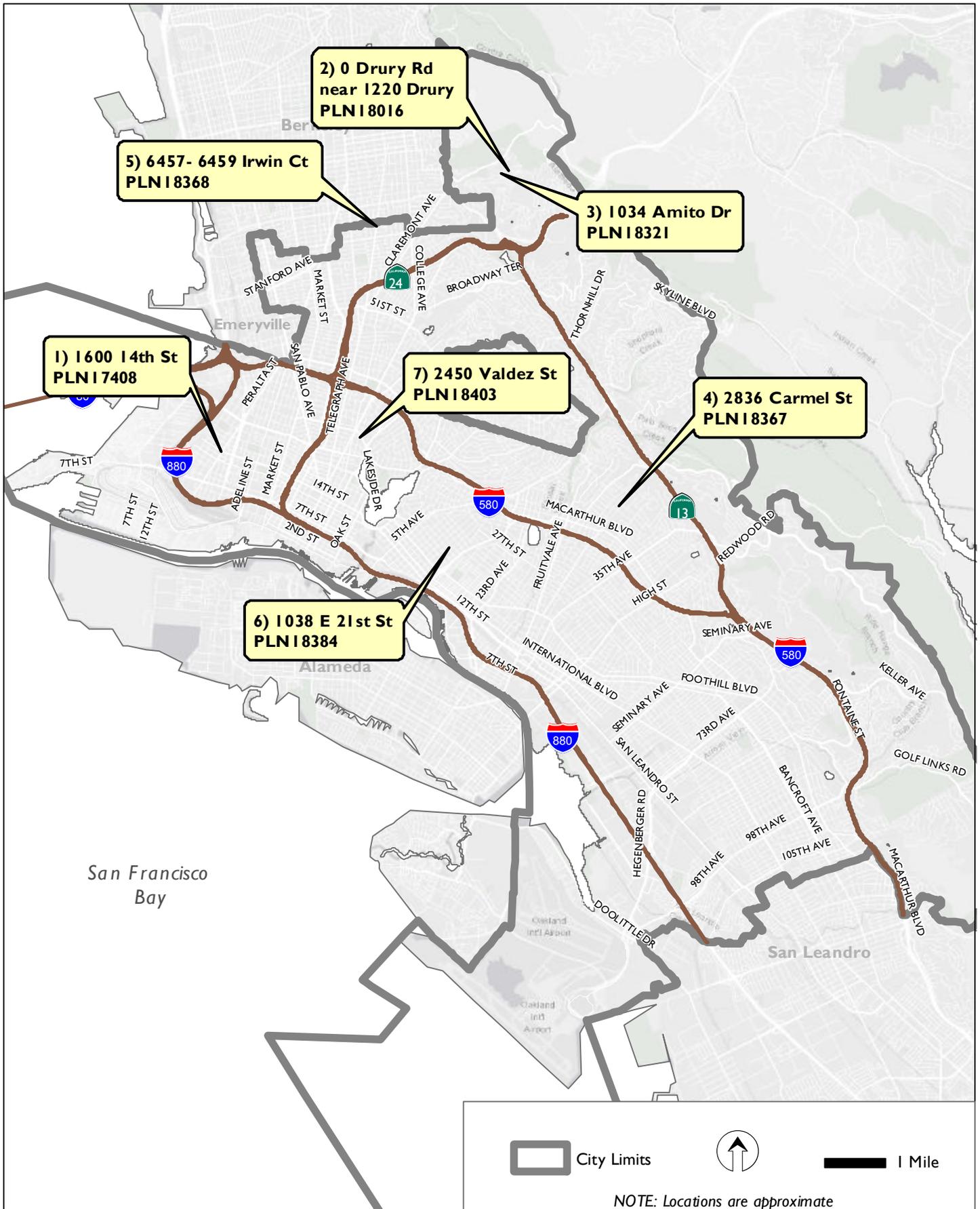
4. **Location:** 2836 CARMEL STREET, OAKLAND, CA 94602
 APN: 029 098205702
 Proposal: To convert three residential units into three residential condominiums on an existing single parcel.
Applicant / Phone Number: John Gutierrez / (510) 647-0600
 Owner: Kevin Tsai And Julia Song
 Case File Number: PLN18367
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion in the RM-2 Zone (TPM10788).
 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: 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 **Gregory Qwan** at **(510) 238-2958** or by email: gqwan@oaklandca.gov

5. **Location:** 6457- 6459 IRWIN COURT, OAKLAND, CA 94609
 APN: 016 142403100
 Proposal: To convert two detached residential units into two residential condominiums on an existing single parcel.
Applicant / Phone Number: John Gutierrez / (510) 647-0600
 Owner: Osman Robbie
 Case File Number: PLN18368
Planning Permits Required: Vesting Tentative Parcel Map Subdivision for condominium conversion in the RM-2 zone (TPM10846).
 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, D2+
 City Council District: 1
 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@oaklandca.gov

6. **Location:** 1038 EAST 21ST STREET, OAKLAND, CA 94606
 APN: 021 028401100
 Proposal: To operate a café within an existing commercial building, including façade alterations and new business signage.
Applicant / Phone Number: Joseph Lambert / (510) 436-7994
 Owner: Tae Gyung Ha
 Case File Number: PLN18384
Planning Permits Required: Minor Conditional Use Permit for a Limited Service Café 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, General Plan or Zoning
 Historic Status: Non-Historic Property
 City Council District: 2
 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@oaklandca.gov

7. **Location:** 2450 VALDEZ STREET, OAKLAND, CA 94612
 APN: 008 067102702
 Proposal: A Master Sign Program for 2450 Valdez Street.
Applicant / Phone Number: The Hanover Company, Kellen McColl / (925) 303-4649
 Owner: 2400 Valdez LLC
 Case File Number: PLN18403
Planning Permits Required: Minor Conditional Use Permit for a Master Sign Program.
 General Plan: Central Business District
 Zoning: D-BV-1
Environmental Determination: 15301-Existing Facilities; and 15311-Accessory Structures
 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 **Peterson Vollmann** at **(510) 238-6167** or by email:
 pvollmann@oaklandca.gov

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CITY OF OAKLAND

Planning & Building Department

Applications on File for the Week of October 12, 2018