

**APPLICATIONS ON FILE**  
**February 8, 2019**

**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:**

**February 25, 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:** 723 44<sup>TH</sup> STREET, OAKLAND, CA 94609  
**APN:** 013 109202803  
**Proposal:** To raise and relocate an existing single-family residence and add an additional dwelling unit; condominium conversion of one (1) existing dwelling unit and one (1) new dwelling unit.  
**Applicant / Phone Number:** Jose Cruz / (510) 439-7339  
**Owner:** Pinna LP  
**Case File Number:** PLN17216  
**Planning Permits Required:** Regular Design Review to create one new dwelling unit; Tentative Parcel Map Subdivision for residential condominiums (TPM10746); and Minor Variance to reduce the front yard setback where 15'6" is required and 11'8" is proposed.  
**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:** Non-Historic Property, OCHS Rating: X  
**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](mailto:gqwan@oaklandca.gov)

2. **Location:** 530 52<sup>ND</sup> STREET, OAKLAND, CA 94609  
**APN:** 014 121900700  
**Proposal:** To raise the building to create a new 1,084 square feet ground floor dwelling unit with a 375 square feet attached rear storage area, and renovate the existing 1,355 square feet raised unit (total of 2 residential units). The project includes the demolition of the existing rear detached garage to provide two uncovered parking spaces.  
**Applicant / Phone Number:** Richard Depolo / (510) 717-0728  
**Owners:** Negash Alem & Gebretatios Nigisty E  
**Case File Number:** PLN18295  
**Planning Permits Required:** Conditional Use Permit for a new residential unit on the ground floor in the CN-3 zone; and Regular Design Review for new building construction and alterations.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-3  
**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 **Caesar Quitevis** at (510) 238-6343 or by email: [clquitevis@oaklandca.gov](mailto:clquitevis@oaklandca.gov)

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3.                                   **Location:** 6881 SOBRANTE ROAD, OAKLAND, CA 94611  
  **APN:** 048G744806105  
**Proposal:** To construct a new 3,512 square foot single family residence with a 612 square  
Foot detached garage on an upslope (60% slope gradient) vacant parcel within  
60" of an existing creek.  
**Applicant / Phone Number:** Nick Depratti / (510) 386 9156  
  **Owner:** Depratti Nick  
  **Case File Number:** PLN18314  
**Planning Permits Required:** Regular Design Review for construction of a new residence; and  
Minor Variance to allow required parking to encroach within the front setback  
(5'-0" minimum setback as measured from the edge of pavement, 0'-0" proposed).  
  **General Plan:** Hillside Residential  
  **Zoning:** RH-3/S-9/S-11  
**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:** 4  
  **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:  
[cquitevis@oaklandca.gov](mailto:cquitevis@oaklandca.gov)

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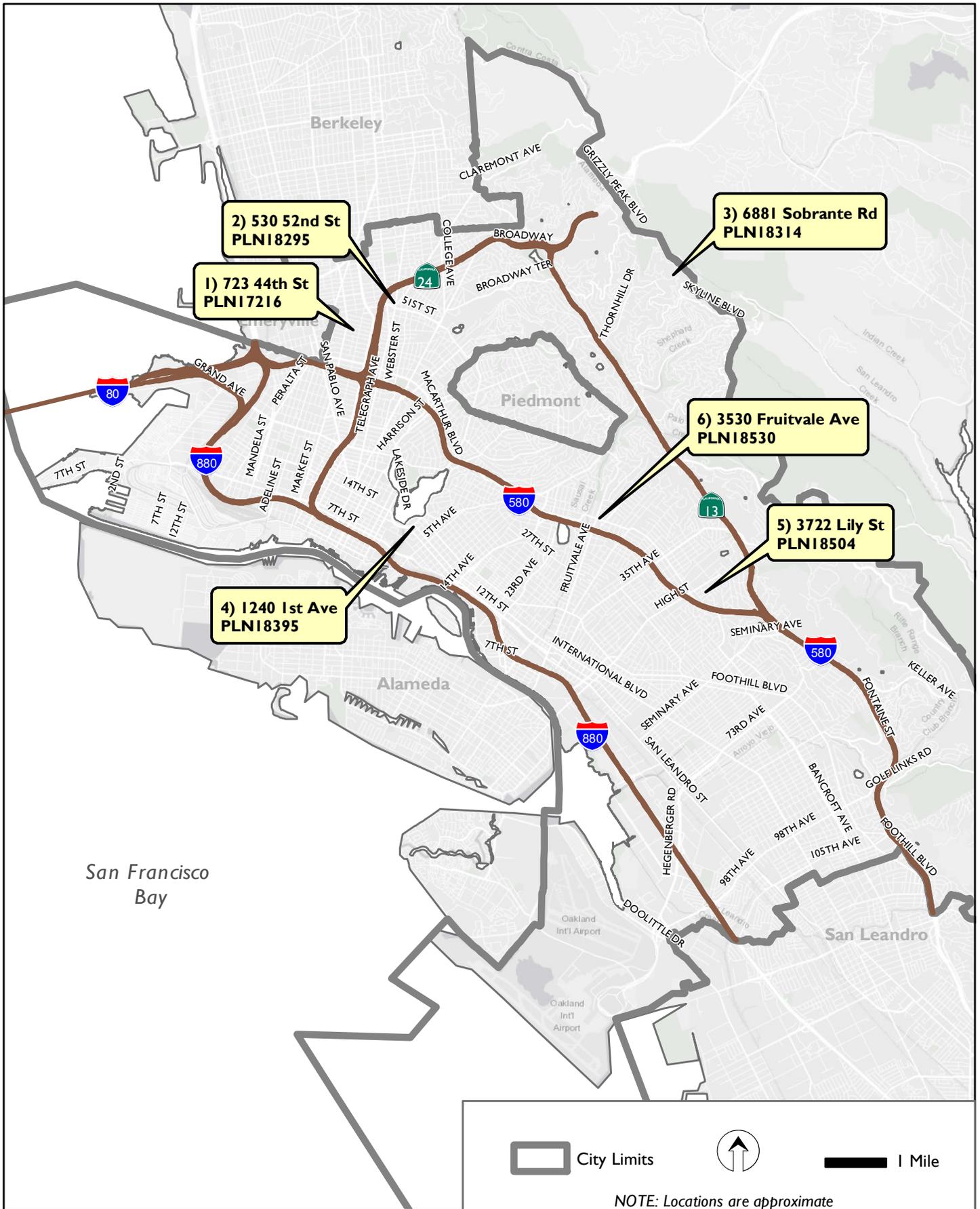
4.                                   **Location:** 1240 1<sup>ST</sup> AVENUE, OAKLAND, CA 94606  
  **APN:** 020 012801101  
**Proposal:** To demolish and existing single story commercial building and construct  
twenty-four (24) residential condominium units within a new eighty-one (81')  
foot high seven-story building on an existing 5,891 square-foot lot; with  
community open space at rear second floor and seventh floor and; twenty-three  
(23) off-street parking spaces.  
**Applicant / Phone Number:** Mavrik Studio, Inc For Maurico Sernande / (925) 202-6252  
  **Owner:** Porter Development LLC  
  **Case File Number:** PLN18395  
**Planning Permits Required:** Tentative Parcel Map Subdivision for 24 new residential condominiums  
(TPM10783);  
Regular Design Review for new building construction and;  
Minor Variance to reduce rear yard setback at ground floor from 10 feet  
(required) to 0 feet (proposed).  
  **General Plan:** Urban Residential / Lake Merritt Specific Plan Area (LMSPA)  
  **Zoning:** D LM-1  
**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:** 2  
  **Action to be Taken:** Pending  
  **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Robert Smith** at (510) 238-5217 or by email:  
[rsmith3@oaklandca.gov](mailto:rsmith3@oaklandca.gov)

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5.                                   **Location:** 3722 LILY STREET, OAKLAND, CA 94619  
  **APN:** 030 198208600  
**Proposal:** To construct a 120-square foot rear one-story addition to an existing 1.5-story 780 square foot detached single family residence on a 1,950-square foot parcel. The parcel is mid-block on Lily Street and contains a legal non-conforming footprint with the residence already encroaching into the rear setback (20' required, 6' existing). The proposal will increase the non-conformity of the rear setback to a 2' rear yard setback.  
**Applicant / Phone Number:** Claire Obenson / (415) 948-7763  
  **Owner:** Pugliese Vincent  
  **Case File Number:** PLN18504  
**Planning Permits Required:** Regular Design Review for building addition and alterations; and Minor Variance to allow an increase in the non-conforming of the rear setback, 20' is required, 6' is existing and 2' is proposed.  
  **General Plan:** Detached Unit Residential  
  **Zoning:** RD-1  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General 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 **Moe Hackett** at (510) 238-3973 or by email: [mhackett@oaklandca.gov](mailto:mhackett@oaklandca.gov)

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6.                                   **Location:** 3530 FRUITVALE AVENUE, OAKLAND, CA 94602  
  **APN:** 029A130402703  
**Proposal:** To establish a 2,376 square feet physical therapy business, located on the ground floor of a former city bank building.  
**Applicant / Phone Number:** Daniel Scovill / (510) 444-2410  
  **Owner:** Chin Vincent Y & Grace L, TRS  
  **Case File Number:** PLN18530  
**Planning Permits Required:** Minor Conditional Use Permit to operate a medical service activity in the CN-1 commercial zone.  
  **General Plan:** Neighborhood Center Mixed Use  
  **Zoning:** CN-1  
**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 **Jose Herrera** at (510) 238-3808 or by email: [jherrera@oaklandca.gov](mailto:jherrera@oaklandca.gov)



## Applications on File for the Week of February 8, 2019