

**APPLICATIONS ON FILE**  
**March 1, 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:**

**March 18, 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:** 2805 PARK, BOULEVARD, OAKLAND, CA 94610  
**APN:** 023 040403100  
**Proposal:** Revision to previously approved case #CMDV13321 to allow the construction of 20 residential units (20% of units will be very low income affordability) includes a 35% density bonus and development waivers for the following 1. Interior side yard setback (5' required - 0' proposed) 2. Overall building height (previously approved 58' - proposed 67') 3. Maximum number of stories (5 allowed - 6 proposed) additional story only at front elevation due to subject property slope. Revision will change the overall mass, scale, and composition of usable outdoor space from the previous project. Revision will maintain existing number of units and unit types (3-4 bedroom units). Compliant on following development regulations: 1. 20 parking spaces provided on-site 2. 20 - Total Short/Long Term bicycle parking spaces 3. Compliant group/private open space 4. Public Art provided on-site.  
**Applicant / Phone Number:** Miki Hirai / (415) 318-8634  
**Owner:** A&S Park Blvd. LLC & TK Land Consultants, LLC  
**Case File Number:** CMDV13321-R01  
**Planning Permits Required:** Major Conditional Use Permit for construction of 20 affordable residential units in a mixed use development (2 commercial units). Density Bonus for number of units, Minor Variance for height, setback.  
**General Plan:** Mixed Housing Type Residential; Urban Residential  
**Zoning:** RU-2; RM-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:** 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@oaklandca.gov](mailto:jherrera@oaklandca.gov)

2. **Location:** 6363-6371 TELEGRAPH, AVENUE, OAKLAND CA 94609  
**APN:** 015 137900201  
**Proposal:** To operate a real estate sales office on ground floor of commercial building.  
**Applicant / Phone Number:** Jibu John / (510) 457-1227  
**Owner:** Thunder Gentle  
**Case File Number:** PLN19022  
**Planning Permits Required:** Minor Conditional Use Permit for a Consultative Service Activity in the RM-4 / CN-2 zone.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** RM-4; CN-2  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** 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 **Moe Hackett** at **(510) 238-3973** or by email: [mhackett@oaklandca.gov](mailto:mhackett@oaklandca.gov)



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5. **Location:** 636 HILLSBOROUGH STREET, OAKLAND, CA 94606

**APN:** 023 041004601

**Proposal:** To subdivide an existing 8,555 square-foot through parcel (two-street frontage) containing a single-family dwelling into two mini-lot development by constructing a new three-story, single-family dwelling on a newly created lot. The proposed Lot #1 is 5,401 square-foot and Lot #2 is 3,154 square-foot.

**Applicant / Phone Number:** Emily Laetz / (310) 383-7237

**Case File Number:** PLN18519

**Planning Permits Required:** Minor Conditional Use Permit for a Mini-lot development; Regular Design Review for new residential construction; and Tentative Parcel Map Subdivision to subdivide one lot into two lots (VTPM10837).

**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:** OCHS Rating, D3

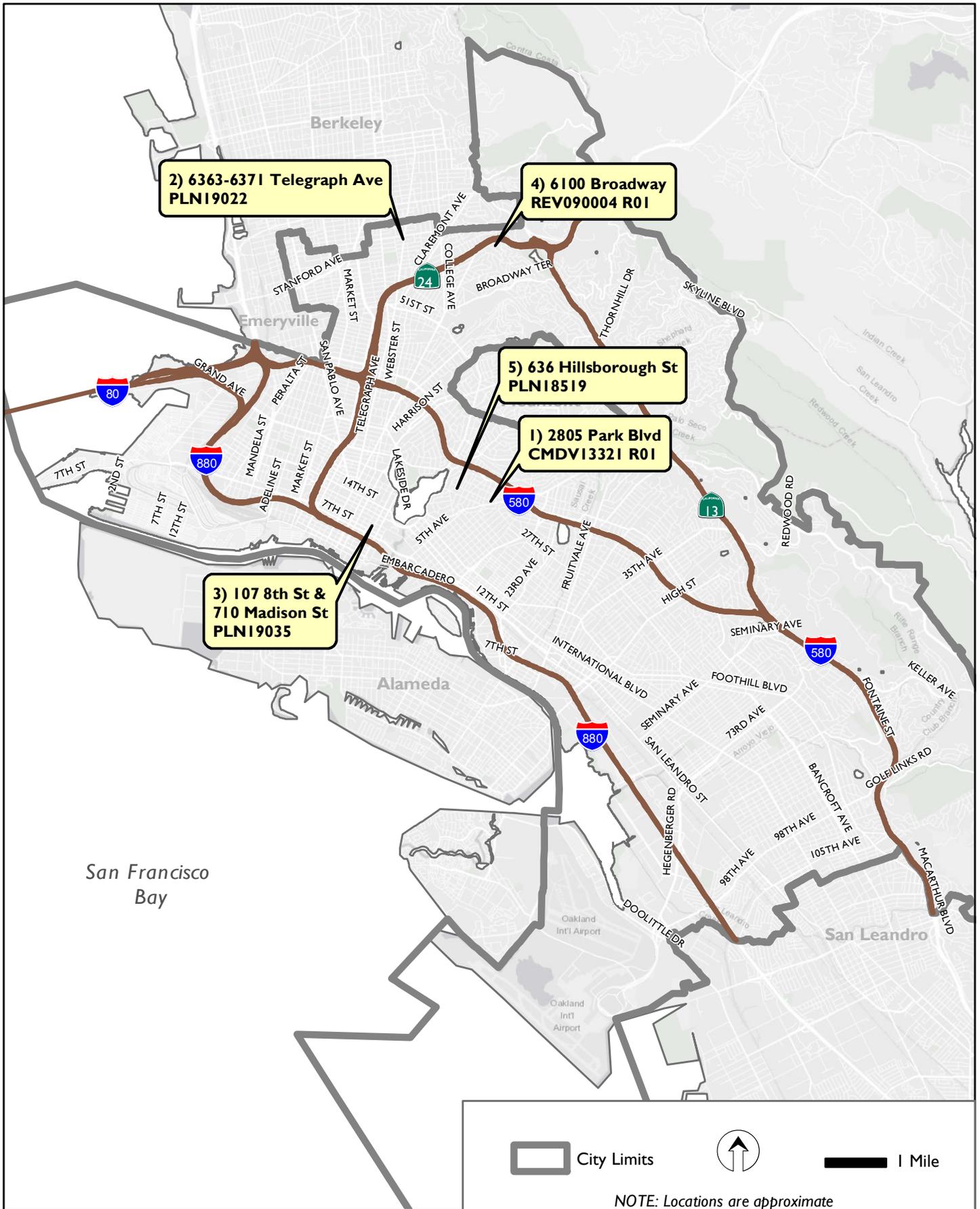
**City Council District:** 2

**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](mailto:mmorris2@oaklandca.gov)

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## Applications on File for the Week of March 1, 2019