

APPLICATIONS ON FILE

April 29, 2022

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 may view the project applications and/or plans by visiting our online portal at:

<https://www.oaklandca.gov/services/online-permit-center>. You may also email the case planner to learn more about the project. 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 10-day public comment period¹:

MONDAY, MAY 9, 2022

In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're commenting about.

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 an r 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 electronically to the Case Planner. Specific instructions for filing the appeal, including fees and deadlines for filing will be included in the decision letter. 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 Per Oakland City Administrator Emergency Order No. 3 dated May 13, 2020, the public comment timeframe has been set to 10-days for the duration of the emergency.

1.	Location:	6625 Hillmont Drive
	Assessor's Parcel Number(s):	037A 277501000
	Proposal:	To legalize a 1,745 square-foot second floor addition to an existing 1,738 square-foot single-family dwelling located 2'-8" away from side property line where 5' is required. The project will include a conversion of lower floor storage room into a bedroom and two bathrooms as part main house.
	Applicant:	Ivan Todorov (213) 984-4940
	Owner:	Ivan Todorov
	Case File Number:	PLN22057
	Planning Permits Required:	Regular Design Review for a residential addition and alteration; and Minor Variance to locate portion of the second-floor addition 2'-8" away from side property line where 5' is required.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Zone
	Environmental Determination:	Section 15301: Existing Facilities and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning (assuming exempt)
	Historic Status:	Not historic
	City Council District:	6
	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 at jmadani@oaklandca.gov

2.	Location:	444 38th Street
	Assessor's Parcel Number(s):	012 097302200
	Proposal:	To subdivide a lot with an existing single-family dwelling into a two Mini-Lot development; moving and raising the front building for new floor area and construction of a two-story single-family dwelling on the new parcel.
	Applicant:	John Newton (510) 847-4108
	Owner:	Brad Miller
	Case File Number:	PLN22027/VTPM11235
	Planning Permits Required:	Regular Design Review for an addition and alteration to the existing front building and construction of a new dwelling unit behind; Minor Conditional Use Permits for a Mini-Lot subdivision and Shared Access Facility; Minor Variance to allow front building within the 4' side yard setback (6" proposed); and Vesting Tentative Parcel Map (VTPM1 1235) to subdivide the parcel into two lots.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4 Zone
	Environmental Determination:	Section 15303: New construction of small structures; Section 15315: Minor land divisions; and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning (assuming exempt)
	Historic Status:	Potentially Designated Historic Property; Oakland Cultural Heritage Survey Rating: Dc3
	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 at jmadani@oaklandca.gov .

3.	Location:	5976 Telegraph Avenue
	Assessor's Parcel Number(s):	016 138701600; 016 138700100
	Proposal:	Regular Design Review including demolition of existing structures for the creation of 23 - 4-story, townhome-style residential condominiums in four separate buildings. Project includes three income restricted units and a density bonus. The project will require the merger of two lots.
	Applicant:	Branagh Land Inc.
	Owner:	Cole and L and LLC; Dreamers & Cultivators, LLC.
	Case File Number:	PLN21214/TPM11215/T2100158
	Planning Permits Required:	Regular Design Review; Tentative Parcel Map (TPM 11215) for 23 condominium units and the merger of two (2) lots; and a Tree Removal Permit.
	General Plan:	Urban Residential
	Zoning:	RU-5
	Environmental Determination:	Exempt; 15332 – In-Fill Development; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Potential Designated Historic Property [PDHP] Rated C3
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

4.	Location:	2805 Park Boulevard
	Assessor's Parcel Number(s):	023 040403100
	Proposal:	Revision of an approved 20-Unit residential project (CMDV13321-R01) for a design change. No change in number of units, parking spaces, or building height. The revision proposes to reduce the footprint to allow for more open space, and general design changes. 20% of the units will be affordable. The project includes a 35% density bonus and development waivers under the State Density Bonus Law for the following: <ol style="list-style-type: none"> 1. Interior side yard setback (5' required - 0' proposed) 2. Overall building height (previously approved 67' - 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.
	Applicant:	William Verhey, Efficient CAD
	Owner:	David Sowels
	Case File Number:	CMDV13321-R01-R01
	Planning Permits Required:	Revision to previously approved Case# CMDV13321-R01 to allow the construction of multi-family residential building.
	General Plan:	Urban Residential
	Zoning:	RU-2 Urban Residential-2 Zone
	Environmental Determination:	Exempt; 15332 – Infill Development; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

5.	Location:	2084 Mountain Boulevard
	Assessor's Parcel Number(s):	048F 735201601
	Proposal:	Master Sign Program for a multi-tenant commercial building, and Minor Variance to allow for a blade sign to project approximately 2-feet above the roof line of the building at suite # 103,
	Applicant:	F&M Bank, Christy Newport
	Owner:	F&M Bank
	Case File Number:	PLN21234
	Planning Permits Required:	Conditional Use Permit; Minor Variance
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-1
	Environmental Determination:	Exempt; 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

6.	Location:	0 Ivanhoe Rd. (vacant lot next to corner lot at Ivanhoe Rd & Miles Ave.)
	Assessor's Parcel Number(s):	048A 706001600
	Proposal:	New 3,100 square-foot house with one car garage on vacant creek site property.
	Applicant:	John Newton (510) 847-4108
	Owner:	Alterre Partners, LLC. (510) 701-3700
	Case File Numbers:	PLN21027 and CP21015
	Planning Permits Required:	Regular Design Review for New Construction and Category 4 Creek Protection Permit
	General Plan:	Detached Unit Residential
	Zoning:	RD-1
	Environmental Determination:	Exempt: Section 15303 of the State CEQA Guidelines: New Construction or Conversion of Small Structures; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Not historic
	City Council District:	1
	Action to be Taken:	Administrative decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Project Case Planner, Eva Wu at (510) 238-3785 or by email at ewu@oaklandca.gov

7.	Location:	0 Ivanhoe Rd. (corner lot at Ivanhoe Rd and Miles Ave.)
	Assessor's Parcel Number(s):	048A 706001701
	Proposal:	New 3,350 square feet house with a one car garage on vacant Creekside corner property.
	Applicant:	John Newton (510) 847-4108
	Owner:	Alterre Partners, LLC. (510) 701-3700
	Case File Number:	PLN21028/CP21016
	Planning Permits Required:	Regular Design Review for New Construction and CAT4 Creek Protection Permit
	General Plan:	Detached Unit Residential
	Zoning:	RD-1
	Environmental Determination:	Exempt: Section 15303 of the State CEQA Guidelines: New Construction or Conversion of Small Structures; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Not historic
	City Council District:	1
	Action to be Taken:	Administrative decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Project Case Planner, Eva Wu at (510) 238-3785 or by email at ewu@oaklandca.gov

8.	Location:	600 21st Street
	Assessor's Parcel Number(s):	008 064705800
	Proposal:	Conversion of a single-family home to six units. No additions are proposed. Exterior modifications include removing and modifying existing windows and creating new windows.
	Applicant:	Matthew Ticknor (415) 990-6944
	Owner:	610 21 st Street Oakland, LLC.
	Case File Number:	PLN21238
	Planning Permits Required:	Regular Design Review for new residential units
	General Plan:	Central Business District
	Zoning:	CBD-R
	Environmental Determination:	Section 15301 of the State CEQA Guidelines: Existing Facilities and Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	PDHP Local Register, API (Cathedral)
	City Council District:	3
	Action to be Taken:	Administrative decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Project Case Planner, Eva Wu at (510) 238-3785 or by email at ewu@oaklandca.gov

“END”