

APPLICATIONS ON FILE
July 20, 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:

August 6, 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:** 2201 BRUSH STREET OAKLAND, CA 94612
APN: 003 002501100

Proposal: To revise a previously-approved mixed use 100% affordable housing development by eliminating the day care center component, reducing the building height from 84 feet to 60-feet, and reducing the parking from 50 spaces to 31 spaces (allowed per Section 17.116 of the Zoning Code).

Applicant / Phone Number: East Bay Asian Local Development Corporation / (510) 287-5353
Owner: East Bay Asian Local Development

Case File Number: PLN14220-R01

Planning Permits Required: Regular Design Review
General Plan: Community Commercial
Zoning: CC-2

Environmental Determination: A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions:
15183 – Projects consistent with a Community Plan, General Plan, or Zoning;
15183.3 – Streamlining for In-Fill projects; and/or
15162 & 15164 – Addenda to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998); Housing Element (2007-2014); West Oakland Redevelopment Plan (2003) & Specific Plan (2014) EIRs;
The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor, Oakland CA 94612.

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 **Maurice Brenyah-Addow** at (510) 238-6342 or by email: mbrenyah@oaklandnet.com

2. **Location:** 2225 TELEGRAPH, AVENUE, OAKLAND, CA, 94612
APN: 008 065900201

Proposal: To demolish an existing gas station, and construct a new 72,615 square-foot, 7-story 173 room hotel with a full service restaurant on the ground floor.

Applicant / Phone Number: Lowney Architecture / (510) 836-5400
Owner: Truong Lam H

Case File Number: PLN17378

Planning Permits Required: Regular Design Review for a new construction; and
Minor Variances to: 1) allow for a height of 16'-5" for a wing of the building where 45 feet minimum is required; and 2) waive the required 2 loading berths.

General Plan: Central Business District
Zoning: CBD-C

Environmental Determination: A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions:
15183 – Projects consistent with a Community Plan, General Plan, or Zoning;
The project is consistent with the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and the Central District Urban Renewal Plan (CDURP) (2014);
15183.3 – Streamlining for In-Fill Projects; and/or
15168(c)–Subsequent Activities Conducted Under a Program EIR.
The CEQA Analysis document may be reviewed at the Planning Bureau

offices at 250 Frank Ogawa Plaza, 2nd Floor, Oakland CA 94612

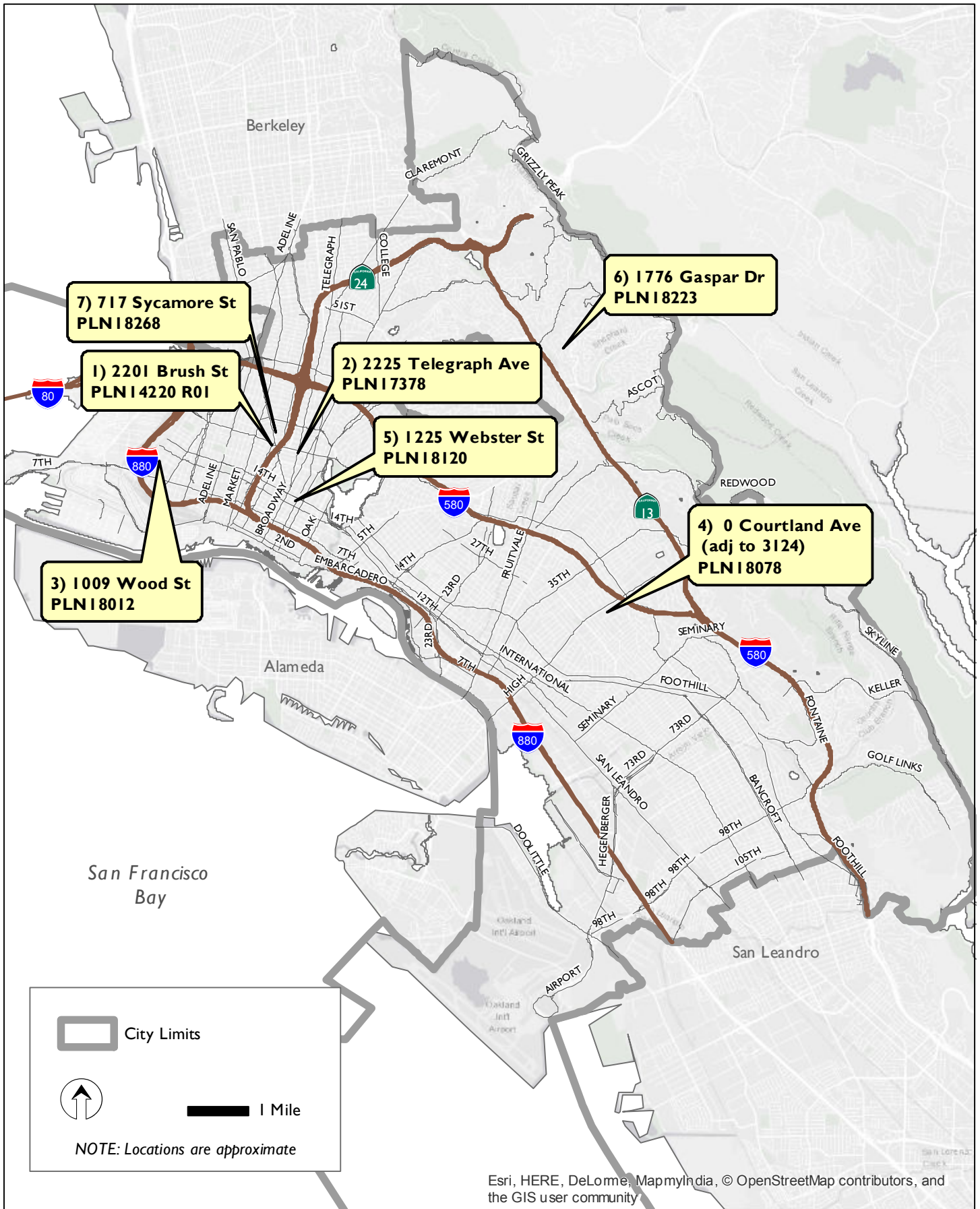
Historic Status: Non-Historic Property
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at (510) 238-6342 or by email: mbrenyah@oaklandnet.com

3. **Location:** 1009 WOOD ST, OAKLAND, CA 94607
APN: 006 003103000
(the subject property is located between 1011 Wood St and 1750 10th St)
Proposal: To construct a new two-story 1,338 square-foot single family dwelling with a building footprint of 659 square feet on a 1,466 square feet vacant lot.
Applicant / Phone Number: Cheryl Lima / (510) 915-2242
Owner: Reo Homes LLC
Case File Number: PLN18012
Planning Permits Required: Regular Design Review for new construction; and Minor Variance to encroach in the rear yard setback where the minimum is 15 feet and the proposed rear setback is 9 feet.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
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: 3
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@oaklandnet.com

4. **Location:** 0 COURTLAND AVE, OAKLAND, CA, 94619
APN: 036 244902802
(the subject vacant property is adjacent to the neighboring residence, located at 3124 Courtland Ave)
Proposal: To construct a two-story 2,541 square feet single family dwelling with a 796 square feet Secondary Dwelling Unit (accessory building) on an upslope lot.
Applicant / Phone Number: Nguyen Quan / (510) 836-4000
Case File Number: PLN18078
Planning Permits Required: Regular Design Review for new construction.
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 Property
City Council District: 6
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@oaklandnet.com

5. **Location:** 1225 WEBSTER, ST, OAKLAND, CA 94612
 APN: 002 005700402
 Proposal: To attach a wireless antenna panel to an existing City street light pole (Monopole) located in Public Right-of-Way, adjacent to a parking lot at 1225 Webster St.
Applicant / Phone Number: Ana Gomez for Black & Veatch / (913) 458-9148
 Owner: Oak Properties LLC
 Case File Number: PLN18120
Planning Permits Required: Minor Conditional Use Permit for a Telecommunications facility in D-LM-4 zone; Regular Design Review to install an antenna panel on a street light pole.
 General Plan: Central Business District
 Zoning: D-LM-4
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: 2
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at (510) 238-6342 or by email: mbrenyah@oaklandnet.com

6. **Location:** 1776 GASPAS, DR, OAKLAND, CA 94603
 APN: 048F736804603
 (the subject property is located between the neighboring residences at 1806 Gaspar Dr. and 5708 Colton Blvd)
 Proposal: To construct a two-story 2,442 square feet single family residence with attached garage on a steep +50% upslope lot. The project also involves the removal of 14 protected trees, located within 10 feet of the building footprint.
Applicant / Phone Number: Georgiy Novitskiy / (408) 603-0233
 Owners: Headen Steven R & Marilee L
 Case File Number: PLN18223
Planning Permits Required: Regular Design Review for new 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: 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@oaklandnet.com



Applications on File for the Week of July 20, 2018