

**APPLICATIONS ON FILE**  
**October 15, 2021**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> 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 period<sup>1</sup>:**

## **MONDAY OCTOBER 25, 2021**

**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.

---

<sup>1</sup> 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.

<b>1.</b>	<b>Location:</b>	<b>1965 Embarcadero (attached to the pier at the end of Livingston Street)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>018-0500-001-00</b>
	<b>Proposal:</b>	To attach an 800 square-foot floating rowing dock, a 200 square-foot gangway and an 800 square-foot cantilevered landing deck to the southern edge of the existing Livingston Pier to accommodate boat launching for a rowing club.
	<b>Applicant:</b>	Carl Simmons
	<b>Owner:</b>	Port of Oakland
	<b>Case File Number:</b>	<b>PLN21200; CP21081</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction and a Category IV Creek Permit for construction on the Estuary.
	<b>General Plan:</b>	Estuary Policy Plan: Waterfront Commercial Recreation 2
	<b>Zoning:</b>	D-CE-1
	<b>Environmental Determination:</b>	15301 – Alteration of Existing Facilities; 15303 – Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Potentially Designated Historic Property; Office of Cultural Heritage Survey Rating C3
	<b>City Council District:</b>	2
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner, <b>Neil Gray</b> at <b>(510) 238-3878</b> or by email at <a href="mailto:ngray@oaklandca.gov">ngray@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>2429 Market Street</b>
	<b>Assessor's Parcel Number:</b>	<b>005 0432-012-03</b>
	<b>Proposal:</b>	To establish a full-service restaurant within the existing garage building and to do site improvements, including new landscaping.
	<b>Applicant:</b>	Kenneth Williams
	<b>Owner:</b>	Kenneth Williams
	<b>Case File Number:</b>	<b>PLN21105</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit to conduct a full-service restaurant activity within the RM-4 Zone and Regular Design Review for exterior alterations to the structure
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-4
	<b>Environmental Determination:</b>	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Area of Secondary Importance (ASI): McClymonds Neighborhood
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to City Planning Commission
	<b>For Further Information:</b>	Contact Case Planner, <b>Brittany Lenoir</b> at <b>(510) 238-4977</b> or by email at <a href="mailto:blenoir@oaklandca.gov">blenoir@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>5926 Dover Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>015-1368-023-01</b>
	<b>Proposal:</b>	To construct a 1,567 square-foot, two-story rear addition to an existing one-story, 839 square-foot home. Scope of work also includes a new rear covered patio and site improvements.
	<b>Applicant:</b>	Charles Choi
	<b>Owner:</b>	Love Bay Area Homes, Inc.
	<b>Case File Number:</b>	<b>PLN21109</b>
	<b>Planning Permits Required:</b>	Regular Design Review for construction over 100% existing floor area and footprint; and Tree Protection Permit for twelve protected trees within ten feet of construction (T2100086)
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2
	<b>Environmental Determination:</b>	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not a historic property
	<b>City Council District:</b>	1
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to City Planning Commission
	<b>For Further Information:</b>	Contact Case Planner, <b>Brittany Lenoir</b> at (510) 238-4977 or by email at <a href="mailto:blenoir@oaklandca.gov">blenoir@oaklandca.gov</a> .

<b>4.</b>	<b>Location:</b>	<b>4192 Shafter Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>012-1006-036-00</b>
	<b>Proposal:</b>	To construct a 1,797 square-foot 2-story addition to an existing single-family dwelling.
	<b>Applicant:</b>	New Avenue Inc.; (360) 204-4594
	<b>Owner:</b>	Dmitriy Morozov & Jennifer Burge
	<b>Case File Number:</b>	<b>PLN21145</b>
	<b>Planning Permits Required:</b>	Regular Design Review for addition to existing building; Minor Variance to allow 7.5-foot front yard setback where 13 foot minimum is required.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-1
	<b>Environmental Determination:</b>	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	N/A
	<b>City Council District:</b>	1
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner, <b>Manuel J. Escamilla</b> at (510) 381-0188 or by email at <a href="mailto:mescamilla@oaklandca.gov">mescamilla@oaklandca.gov</a> .

<b>5.</b>	<b>Location:</b>	<b>5450 Masonic Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048B-7165-002-02</b>
	<b>Proposal:</b>	To construct a new 2,622 square-foot Single Family Residence on a vacant lot
	<b>Applicant:</b>	Sidell Pakravan Architects
	<b>Owner:</b>	Jeremy Swartzberg & Hena Borneo
	<b>Case File Number:</b>	<b>PLN21076 (T2100051)</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4
	<b>Environmental Determination:</b>	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	N/A
	<b>City Council District:</b>	1
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner, <b>Manuel J. Escamilla</b> at (510) 381-0188 or by email at <a href="mailto:mescamilla@oaklandca.gov">mescamilla@oaklandca.gov</a> .

**END”**