

**APPLICATIONS ON FILE**  
October 29, 2021

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2114  
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 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, NOVEMBER 8, 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.

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<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>2611 Seminary Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>038 317503300</b>
	<b>Proposal:</b>	To construct a four-story, mixed-use building on a 10,637 sq. ft. vacant lot. The project will include 1,558 sq. ft. of commercial space, a parking garage and one residential unit on the ground floor with 27 residential units above. The project will include a 24.5% density bonus under Density Bonus Law by providing twenty-five market-rate and three low-income affordable units for a total of 28 residential units. The Project qualifies for concessions/waivers for the number of required parking spaces, a reduction in group open space and parking within 30' of the front of the building.
	<b>Applicant:</b>	Amanda Kobler/Mohsen Mohamed/ (510) 846-1008
	<b>Owner:</b>	Mohsen Mohamed
	<b>Case File Number:</b>	<b>PLN21142</b>
	<b>Planning Permits Required:</b>	Regular Design Review to construct a mixed-use project; and a Minor Conditional Use Permit to allow a ground floor residential unit
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	CN-3 Zone
	<b>Environmental Determination:</b>	Exempt: Section 15332 of the State CEQA Guidelines: Infill Development Projects; and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning.
	<b>Historic Status:</b>	Vacant lot; (Area of Secondary Importance Seminary & Foothill)
	<b>City Council District:</b>	6
	<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>Jason Madani</b> at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandca.gov">jmadani@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>830 East 17<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>020 021801100</b>
	<b>Proposal:</b>	To relocate the existing, 4,260 sq. ft, Victorian duplex 4' away from property line; raise the building 8'; expand the building footprint at the front and rear and add 1,175 sq. ft. of floor area; and construct a detached 780 sq. ft. ADU. <i>Note: This is the second public notice for this project. The building design has been revised to better integrate with the existing architecture of the house. In addition, a parking variance for tandem parking serving two residential units is now part of the project.</i>
	<b>Applicant:</b>	Greg VanMechelen/ (510) 558-1075
	<b>Owner:</b>	Akbar Mobini
	<b>Case File Number:</b>	<b>PLN20155</b>
	<b>Planning Permits Required:</b>	Regular Design review for new residential construction ( <i>see Note above</i> ); Minor Conditional Use Permit for a 34'-6" roof height and 29'-6" wall height where 30' roof height and 25' wall height is normally permitted in the Zone; Minor Variance for tandem parking to serve a duplex residence.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2
	<b>Environmental Determination:</b>	15301 – Existing Facilities; Section 15303 – New Construction of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	ASI: Clinton Neighborhood; OCHS Rating: Dc2+
	<b>City Council District:</b>	2
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact Case Planner, <b>Danny Thai</b> at (510) 238-3584 or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>371 Euclid Avenue</b>
	<b>Assessor's Parcel Number:</b>	<b>010 078400700</b>
	<b>Proposal:</b>	To legalize a second dwelling unit within the existing single-family home. Scope of work also includes the removal of the detached garage and reconfiguration of the backyard to allow for four off-street parking spaces and group open space.
	<b>Applicant:</b>	Ryan Hughes
	<b>Owner:</b>	Sam Ghai and Sherry Pan
	<b>Case File Number:</b>	<b>PLN21137</b>
	<b>Planning Permits Required:</b>	Regular Design Review to legalize a second dwelling unit
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-4/S-12
	<b>Environmental Determination:</b>	15303(a) - New Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Historic – PDHP, OCHS Rating: C3
	<b>City Council District:</b>	3
	<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>Neil Gray</b> at (510) 238-3878 or by email at <a href="mailto:ngray@oaklandca.gov">ngray@oaklandca.gov</a> .

<b>4.</b>	<b>Location:</b>	<b>1202 61<sup>st</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>016 146300900</b>
	<b>Proposal:</b>	To lift an existing 914 square foot single family residence by 6 feet the existing 21.5 feet tall and construct a new 954 square foot ground floor unit. New access to the ground floor unit would be from Fremont Street. The proposal includes a new 40 square foot addition to the existing residence, replacement of the rear flat roof with a new hip roof and construction of two separate entry stairs.
	<b>Applicant:</b>	Chi Binh La/ (714) 422-4176
	<b>Owner:</b>	Chi Binh La
	<b>Case File Number:</b>	<b>PLN21141</b>
	<b>Planning Permits Required:</b>	Regular Design Review for a new unit
	<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>	X
	<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>Rebecca Wysong</b> at <b>(510) 238-3123</b> or by email at <a href="mailto:rwysong@oaklandca.gov">rwysong@oaklandca.gov</a> .

<b>5.</b>	<b>Location:</b>	<b>9503 E Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>044 498500705</b>
	<b>Proposal:</b>	To construct a two-story, 2,500 square foot detached home behind an existing home.
	<b>Applicant:</b>	Guillermo Loyola/ (510) 325-9889
	<b>Owner:</b>	Elvecio Machado/ (925) 984-4040
	<b>Case File Number:</b>	<b>PLN21165</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction and the creation of a dwelling unit and Minor Conditional Use permit to construct a Two-Family Dwelling in the RM-1 zone.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-1
	<b>Environmental Determination:</b>	Exempt Section 15301 of the State CEQA Guidelines: Minor additions to existing Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not Historic
	<b>City Council District:</b>	7
	<b>For Further Information:</b>	Contact Case Planner, <b>Eva Wu</b> at <b>(510) 238-3785</b> or by email at <a href="mailto:ewu@oaklandca.gov">ewu@oaklandca.gov</a> .

<b>6.</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 050000100</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>	See Notice of Applicability (WDID#: 2 CW441274, Place#: 870390), where the San Francisco Bay Regional Water Control Board (the Water Board), the lead agency on the project, has determined that the project is consistent with a previously approved Mitigated Negative Declaration. In making this determination, the Water Board evaluated the potentially significant environmental impacts that may result from adoption of the Overwater Structures Order, in accordance with California Environmental Quality Act (CEQA) requirements (Public Resources Code section 21000 et seq.). The Water Board adopted a mitigated negative declaration on February 23, 2018 (Order No. 2018-0008). The project is consistent with the Overwater Structures Order and the mitigated negative declaration. The Project, as mitigated, will not have a significant effect on the environment. The Notice of Applicability is available upon request.
	<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> .

**END”**