

APPLICATIONS ON FILE
January 31, 2020

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 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:

Monday, February 17, 2020

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:** 6501 SHATTUCK AVENUE, OAKLAND, CA 94609
APN: 016 142801102
Proposal: To construct a 4-story, mixed-use building, with commercial space and parking at the ground floor, and 18 residential units above. *Note: staff is re-noticing the project to receive public comment on the two planning permits described below because they were not included on the previous public notice, dated September 7, 2018.*
Applicant / Phone Number: Moshe Dinar / (510) 759-2133
Owner: Bruder, LLC.
Case File Number: CDV10185
Planning Permits Required: This notice is only for a Minor Conditional Use Permit for a Multi-Family Residential Facility and a Minor Variance for more than 20% of the required group open space on the roof. *Note: The prior, September 7, 2018, notice was for an Interim Conditional Use Permit for a density of 18 residential units where the General Plan allows for 32 units; a Minor Conditional Use Permit for parking to be setback less than 75' from the front property line; Regular Design Review for new construction; and a Minor Variance to allow the 13' high garage podium structure to project 7' into the required 15' rear yard. These permits are not the subject of this notice and subsequent decision and have been already appealed to the Planning Commission.*
General Plan: Neighborhood Center Mixed Use
Zoning: This application was submitted and deemed complete prior to a zoning update that became effective on April 14, 2011, which changed the zoning of the site from C-10 to CN-3. Therefore, the project is evaluated under the regulations in the prior C-10 Zone.
Environmental Determination: Exempt, Section 15183.3 of the State CEQA Guidelines: Streamlining for Infill Projects and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning. A CEQA Analysis supporting the Exemptions were prepared and published on September 7, 2018. The Analysis can be found on the City's Environmental Review Documents webpage via the following link:
<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>
 This is item number #77.
Historic Status: OCHS Rating: D3
City Council District: 1
Action to be Taken: Pending a decision on only the two permits that are the subject of this notice.
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Heather Klein** at (510) 238-3659 or by email: hklein@oaklandca.gov

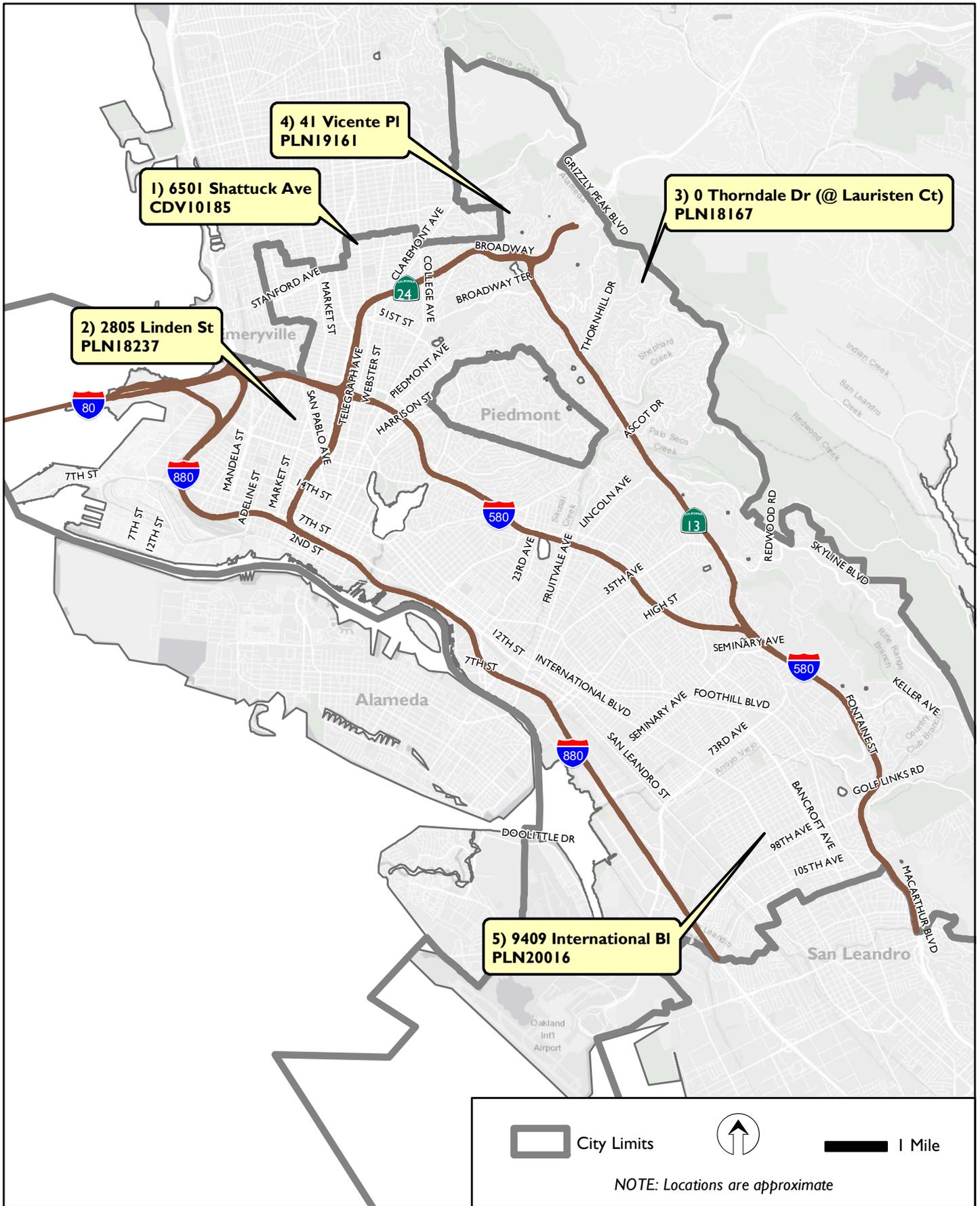
2. **Location:** 2805 LINDEN STREET, OAKLAND, CA 94608
APN: 005 045501900
Proposal: To remodel and convert existing structure that formerly served as a church into a new single family dwelling, and demo an existing associated accessory structure.
Applicant / Phone Number: Cheryl Lima / (510) 915-2242
Owner: BTBSOR, LLC.
Case File Number: PLN18237
Planning Permits Required: Regular Design Review to remodel and convert existing church building into a new single family dwelling, and demo an accessory structure. Minor Variances to allow living space within existing structures located within required front, side and rear yard setbacks.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Ed3
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@oaklandca.gov

3. **Location:** Vacant corner lot approx. 100 feet north of 7130 THORNDALE DRIVE, OAKLAND, CA 94603 (Property is located at the intersection of Lauristen Ct. and Thorndale Drive)
APN: 048G744400503
Proposal: To construct a new 2,744 sq. ft. single-family dwelling with an attached 319 sq. ft. garage and construct a 414-sq. ft. detached 2-car garage on a down-sloping Creekside property. The project was previously approved May 15, 2008, under DV07239/CP07094.
Applicant / Phone Number: John Newton / (510) 526 7370
Owner: Thorndale, LLC.
Case File Number: PLN18167
Planning Permits Required: Regular Design Review to construct new residence. Minor Variance to allow a 1.6 foot front yard setback where 5 feet minimum is required; Minor Conditional Use Permit (CUP) to allow the building wall height of 37'-6" where up to 40' maximum is allowed with a CUP; and Category III Creek Protection Permit (CP18013) to protect an existing watercourse.
General Plan: Hillside
Zoning: RH-4, S-9, S-11
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: OCHS Rating: 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 **Maurice Brenyah-Addow** at (510) 238-6342 or by email: Mbrenyah@oaklandca.gov

4. **Location:** 41 VICENTE PLACE, OAKLAND, CA 94603
APN: 04 8H760401203
Proposal: Scope of work will construct a three-story 4,913 square-foot single family residence on a hillside within 100' feet of a creek. Subject property is a vacant hillside lot with an approx., 30% down slope from Vicente Place. Approximately 20' from top of bank of creek at rear of property. Creek is a natural occurring creek, with possible riparian habitat, therefore a Category IV creek permit is normally required (CP190021), The design construction methods, mitigation techniques, and site conditions may allow for a downgrade to a Category III Creek Protection Permit.
Applicant / Phone Number: Masoud Fakurnejad / (925) 360-5293
Owner: Yang Ling
Case File Number: PLN19161
Planning Permits Required: Regular Design Review to construct a three-story 4,913 square-foot single family residence on a hillside within 100' feet of a creek. Subject property is a vacant hillside lot with an approx., 30% down slope from Vicente Place. Approximately 20' from top of bank of creek at rear of property. Creek is a natural occurring creek, with possible riparian habitat, therefore Category IV creek permit is required.
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: OCHS Rating: X
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

-
5. **Location:** 9409 INTERNATIONAL BOULEVARD, OAKLAND, CA 94603
 APN: 044 496700100, 044 496700200, 044, 496700300, 044, 496700402, 044
 496700403, 044 496700500, 044 496700701, 044 496700900
 Proposal: To allow a non-retail use (medical service) within a 2,500 square-foot
 ground floor space of a recently- approved application (PLN18-399) for a
 four-story mixed-use building consisting of 55 affordable housing units.
Applicant / Phone Number: Andy Carpentier / (510) 451-2850 Ext. 707
 Owner: Redevelopment Agency of The City Oakland
 Case File Number: PLN20016
Planning Permits Required: Minor Conditional Use to establish a non-retail use on the ground floor.
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-3;
Environmental Determination: 15332-In Fill Development; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: ASI – Area of Secondary Importance; Survey Rating: Dc2+ & FD2*
 City Council District: 7
 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@oaklandca.gov

=END=



Applications on File for the Week of January 31, 2020