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 <u>you own property and/or reside near one</u> 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:

November 12, 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. <u>If you decide to appeal the Zoning Manager's decision or challenge the application in court</u>, 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. <u>If you wish to be notified</u> of the decision of any of these cases, <u>please provide the case Planner with a regular mail</u> 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.

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Location: 2003-2015 TELEGRAPH AVENUE, OAKLAND, CA 94612

APNs: 008 064500400, 008 064500500

Proposal: A determination request that the proposed design modifications to the project

for building permit submission are consistent with the approval under planning Case Number PLN16456. The proposal would modify the exterior finishes of the building, reduce the number of dwellings from 114 to 112 and increase the number of bedrooms within the dwellings resulting in an increase in building

height by four stories (from 14 to 18).

Applicant / Phone Number: Emily Chang / (510) 841-3555

Organization: Studio KDA
Case File Number: DET180126

Planning Permits Required: Zoning Manager's Determination.

General Plan: Central Business District

Zoning: CBD-X; CBD-P

Environmental Determination: A CEQA analysis was prepared that concluded that the project satisfied each

of the following CEQA Guideline provisions:

Section 15183-Projects consistent with a community plan, general plan or zoning;

Section 15183.3-Streamlining for Qualified infill projects;

Sections 15168 & 15180-Projects consistent with a Redevelopment program EIR;

and/or 15164 - Addendum to the 2004 Uptown EIR;

Each of which provided a separate and independent basis for CEQA compliance.

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 Pete Vollmann at (510) 238-6167 or by email:

pvollmann@oaklandnet.com

2. Location: 4949 GRIZZLY PEAK BOULEVARD, OAKLAND, CA 94603

APN: 048H751400400

Proposal: To subdivide an existing 84,525 square foot hillside parcel containing a

single family dwelling into three new parcels. The new parcels will measure

26,448 square feet (Parcel #1), 28,938 square feet (Parcel #2), and

29,140 square feet (Parcel #3) respectively.

Applicant / Phone Number: John Newton / (510) 526-7370

Owners: Aubry Russell E & Annetta N TRS.

Case File Number: PLN16298

Planning Permits Required: Tentative Parcel Map for a three-parcel subdivision (TPM10519); and

Minor Variance to waive prevalent lot width where 89 feet is required and

66 feet is proposed.

General Plan: Resource Conservation; Hillside Residential

Zoning: RH-3/S-11/S-10

Environmental Determination: 15315-Minor Land Divisions; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Non-Historic Property

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:

jmadani@oaklandnet.com

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3. Location: 878 42ND STREET, OAKLAND, CA 94608

APN: 013 109001700

Proposal: To construct a 1,879 square foot single-family house.

Applicant / Phone Number: John Newton / (510) 847-4108

Owners: Rosen Jay & Theberge Michele

Case File Number: PLN17362

Planning Permits Required: Regular Design Review for new building construction:

Minor Conditional Use Permit for a Mini-lot development;

Tentative Parcel Map Subdivision for two new parcels (TPM10320); and

Minor Conditional Use Permit for a shared access driveway.

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: Non-Historic Property

City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Danny Thai at (510) 238-3584 or by email:

dthai@oaklandnet.com

4. Location: 3221 SAN LEANDRO STREET, OAKLAND, CA 94601

APN: 033 218600401

Proposal: To demolish an existing warehouse and construct two new two-story

commercial buildings, a new gated driveway, trellis fence and associated site

improvements.

Applicant / Phone Number: David Weltin for Munda, LLC / (510) 520-5447

Owner: Munda LLC Etal

Case File Number: PLN18199

Planning Permits Required: Design Review for demolition and construction of two new commercial buildings

and associated site improvements.

General Plan: Housing and Business Mix

Zoning: HBX-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: 5

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

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5. Location: 4146 MANILA AVENUE, OAKLAND, CA 94609

APN: 012 100303400

Proposal: To convert three residential dwelling units into three residential condominiums.

Applicant / Phone Number: Manila Villa, LLC. / (415) 637-0257

Owner: Ough Patricia A TR

Case File Number: PLN18210

Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion (TPM10829).

General Plan: Mixed Housing Type Residential

Zoning: RM-1

Environmental Determination: 15315-Minor Land Divisions; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Non-Historic Property

City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Robert Smith at (510) 238-5217 or by email:

rsmith3@oaklandnet.com

6. Location: 834 PINE STREET, OAKLAND, CA 94607

APN: 006 003506400

Proposal: To construct a 2,201-square foot two-story, single family residence on a

vacant 1,840 square foot parcel.

Applicant / Phone Number: Melanie Heck / (510) 551-3425

Owners: Wells Doris & Williams Delores Etal

Case File Number: PLN18301

Planning Permits Required: Regular Design Review for new building construction.

General Plan: Housing and Business Mix

Zoning: HBX-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: OCHS Rating, API, Oakland Point

City Council District: 3

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Robert Smith at (510) 238-5217 or by email:

rsmith3@oaklandnet.com

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8.

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Location: 4130-4138 MANILA AVENUE, OAKLAND, CA 94609

APN: 012 100303200

Proposal: To convert seven residential units into seven residential condominiums,

located in two detached buildings on an existing parcel. The building at 4130 contains 4-residential units and 4138 contains 3-residential units.

Applicant / Phone Number: Patrick Maccartee / (415) 637-0257

Owner: Ough Patricia A TR

Case File Number: PLN18309

Planning Permits Required: Tentative Parcel Map Subdivision for residential condominium conversion

(TPM10870).

General Plan: Mixed Housing Type Residential

Zoning: RM-1

Environmental Determination: 15315-Minor Land Divisions; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Non-Historic Property

City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Robert Smith at (510) 238-5217 or by email:

rsmith3@oaklandnet.com

Location: 5581 TAFT AVENUE, OAKLAND, CA 94618 APN: 048A704404700

Proposal: To construct a 1,153-square foot second story addition to the existing 1,488

square foot single family residence. The project includes excavation of basement to create an additional 850 square foot of habitable floor area, a

new rear deck and alterations to the main floor of the residence.

Applicant / Phone Number: Lise Thogersen / (510) 708-4994

Owner: Provo Christopher L

Case File Number: PLN18351

Planning Permits Required: Regular Design Review for building addition exceeding 1,000 square foot.

General Plan: Mixed Housing Type Residential

Zoning: RM-1

Environmental Determination: 15301-Existing Facilities; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: ASI, Rockridge/Woodland Park, OCHS Rating, DC2+

City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Robert Smith at (510) 238-5217 or by email:

rsmith3@oaklandnet.com

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Location: 2227 INTERNATIONAL BOULEVARD, OAKLAND, CA 94606

APNs: 020 010600100, 020 010600200, 020 010600301, 020 010600500,

020 010700501

Proposal: To merge five parcels into one parcel for a total of 38,922 square feet in area.

Demolish an existing one-story commercial building and a two-story mixed use building. The project development includes the construction of a five-story mixed use building with 2,590 square feet of ground-floor retail/amenities; 77 affordable apartment units (6 studio units, 24 one-bedroom units, 27 two-bedroom units, and 20 three-bedroom units); community open space area on the rear ground floor and rooftop. The project includes 43 parking spaces, 40 of which are automated parking stackers, as well as surface parking for two accessible parking spaces and bike parking spaces. The project will be 100% affordable.

Applicant / Phone Number: Satellite Affordable Housing Associates Adam / (510) 647-0500

Owner: Cho Hong R & Won A

Case File Number: PLN18381

Planning Permits Required: Minor Conditional Use Permit to allow new residential units to be located at the

rear ground floor in the CN-3 zone; Regular Design Review for building demolition and construction of a mixed use building; and Tentative Parcel Map

Subdivision to merge five parcels into one parcel (TPM10921).

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: 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 Jason Madani at (510) 238-4790 or by email:

imadani@oaklandnet.com

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