

**APPLICATIONS ON FILE**  
**February 28, 2020**

**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 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, March 16, 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.

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1.                                   **Location: 5212 E 10<sup>TH</sup> STREET, OAKLAND CA, 94601**  
  **APN: 034 227802701**  
  **Proposal:** To construct a two-story non-residential building containing approximately 8,000 square feet of floor area.  
**Applicant / Phone Number:** Nicholas Nestal / (510) 760-9971  
  **Case File Number: PLN19164**  
**Planning Permits Required:** Regular Design Review for new construction of principal facilities in the HBX Zone.  
  **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 **Gregory Qwan** at **(510) 238-2958** or by email: [gqwan@oaklandca.gov](mailto:gqwan@oaklandca.gov)

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2.                                   **Location: 4426 PENNIMAN AVENUE, OAKLAND, CA 94619**  
  **APN: 036 244101400**  
  **Proposal:** Condominium conversion of four residential units on a single parcel.  
**Applicant / Phone Number:** John Gutierrez / (510) 647-0600  
  **Owner:** Silicon LLC  
  **Case File Number: PLN19313**  
**Planning Permits Required:** 1-4 Residential Condominium Conversion Units; Tentative Parcel Map (TPM11042).  
  **General Plan:** Detached Unit Residential  
  **Zoning:** RD-1  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
  **Historic Status:** OCHS Rating: 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 **Michele Morris** at **(510) 238-2235** or by email: [Mmorris2@oaklandca.gov](mailto:Mmorris2@oaklandca.gov)

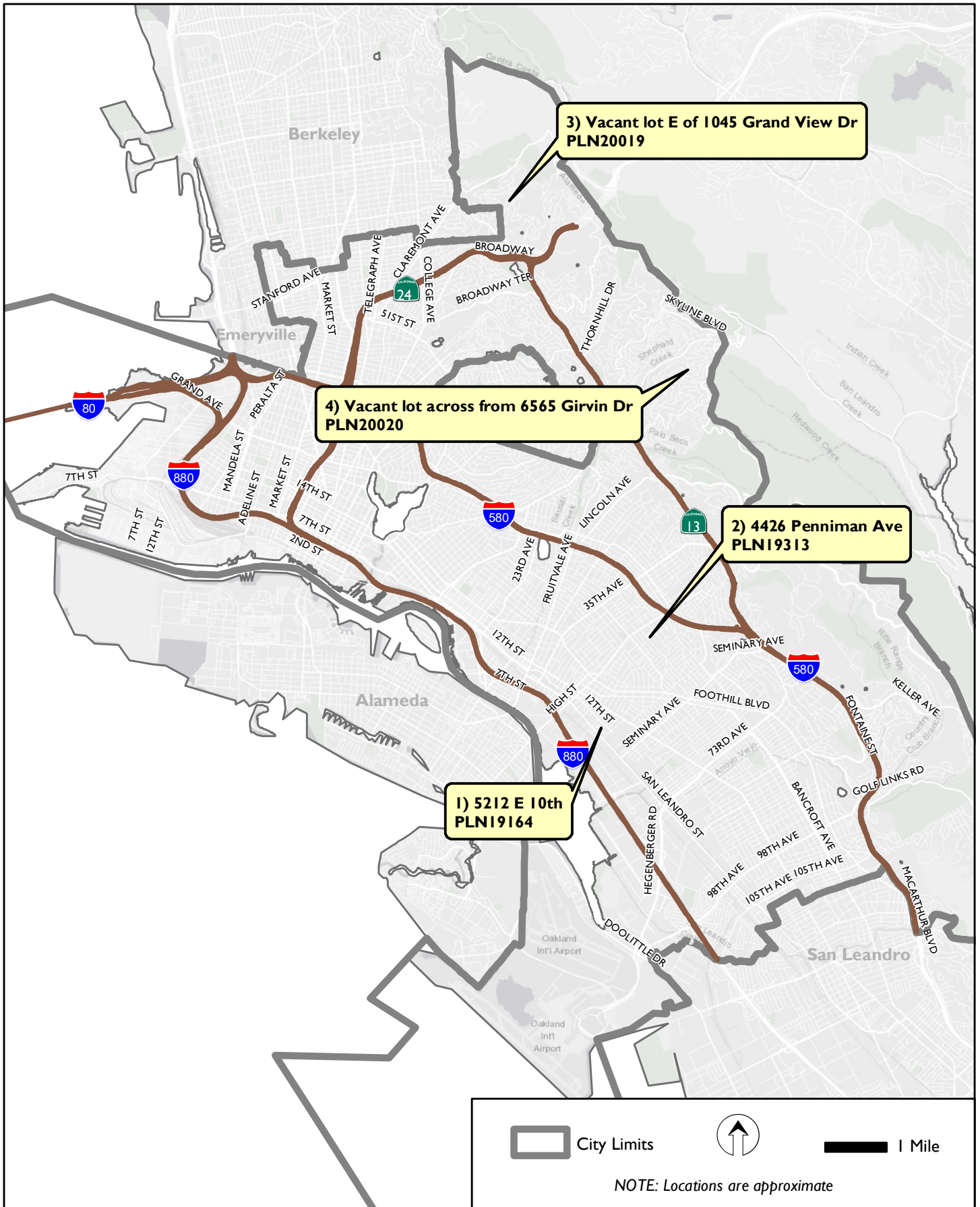
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3.                                   **Location:** Vacant lot adjacent to and east of  
   **1045 GRAND VIEW DRIVE, OAKLAND, CA 94603**  
   **APN:** 048H760602200  
**Proposal:** To construct a new single family dwelling with attached garage on a vacant  
   upslope property.  
**Applicant / Phone Number:** Maxwell Beaumont / (510) 384-3066  
   **Owner:** Lopez Greg & Katherine  
   **Case File Number:** PLN20019  
**Planning Permits Required:** Regular Design Review, new three story residence in the RH-4 zone.  
   **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: 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 **Maurice Brenyah-Addow** at (510) 238-6342 or by  
   email: [mbrenyah@oaklandva.gov](mailto:mbrenyah@oaklandva.gov)

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4.                                   **Location:** Vacant lot across the street from 6565 GIRVIN DRIVE, OAKLAND, CA, 94603  
   **APN:** 048 D730206103  
**Proposal:** To construct a new single family residence with attached garage.  
**Applicant / Phone Number:** Richard Janzen / (520) 339-7380  
   **Owner:** Viorel Bogdan  
   **Case File Number:** PLN20020  
**Planning Permits Required:** Regular Design Review for a new single family dwelling.  
   **General Plan:** Hillside  
   **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: 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](mailto:mbrenyah@oaklandca.gov)

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## Applications on File for the Week of February 28, 2020