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 <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:

Tuesday, September 10, 2019

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: 0 WESTOVER DRIVE, OAKLAND, CA 94603

APN: 048 D730308700

Proposal: To construct a new single family dwelling on an existing vacant up-sloping lot,

south and adjacent to 6448 Westover Drive.

Applicant / Phone Number: Changiz Talamroud / (831) 821-0259

Owner: Jones Doug & Hilda M

Case File Number: PLN18408

Planning Permits Required: Regular DR for new building construction.

Minor Conditional Use for building height up to 35 feet 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: 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:

Brenyah-addow@oaklandet.com

2. Location: 674 23RD STREET, OAKLAND, CA 94612

APN: 008 066300600

Proposal: To convert 24 joint living and working quarters (work-live units) from rental units to

condominiums in an existing building.

Applicant / Phone Number: Shiloe Bear for Creek Development / (415) 914-5475

Owner: 674 23rd Street LLC.

Case File Number: PLN19074

Planning Permits Required: Tentative Parcel Map subdivision for the establishment of commercial

condominiums under TPM10972.

General Plan: Urban Residential

Zoning: RU-1; RU-5

Environmental Determination: 15301-Existing Facilities; and

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

Historic Status: Yes; PDHP, OCHS Rating: C3

City Council District: 3

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Brittany Lenoir at (510) 238-4977 or by email:

BLenoir@oaklandca.gov

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3.. Location: 325 CENTER STREET, OAKLAND, CA 94607

APN: 004 007503600

Proposal: Regular Design Review for a new SFD and attached ADU /Secondary Unit,

on an existing vacant lot.

Applicant / Phone Number: Cheryl Lima / (510) 915-2242

Owner: Baires Jose A & Ana L

Case File Number: PLN19141

Planning Permits Required: Regular Design Review DR for a new SFD and ADU on a vacant lot.

General Plan: Mixed Housing Type Residential

Zoning: RM-2

Environmental Determination: 15315-Minor Land Divisions; and

15183-Projects Consistent with a Community Plan or Zoning

Historic Status: Yes
City Council District: 3
Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Jose Herrera at (510) 238-3808 or by email:

jherrera@oaklandnet.com

4. Location: 5359 COLLEGE AVENUE, OAKLAND, CA 94618

APN: 014 124900200

Proposal: Minor Conditional Use Permit to allow for Personal Instruction and

Improvement Service Commercial Activities (Curves: a physical fitness and weight loss gym). Note: locate at 5357 - 5359 College Avenue APN#:

014-1249-002-00)

Applicant / Phone Number: Joe Decredico (Contact) / (510) 755-4710

Owner: Catanho John J & Juanita TRS.

Case File Number: PLN19167

Planning Permits Required: Minor Conditional Use Minor CUP for ground floor use.

General Plan: Neighborhood Center Mixed Use

Zoning: CN-1; RM-1

Environmental Determination: 15301 - Existing Facilities; and

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

Historic Status: No, 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@oaklandnet.com

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5. **Location: 1092 65TH STREET, OAKLAND, CA, 94608**

APN: 016 145301200

Proposal: Application to create an existing approved two detached residential structures

into two new condos (see PLN 18-431). The building is under construction.

TPM10894

Applicant / Phone Number: Brad Miller/ (415) 990-4496

Owner: Miller Brad D & Robert F Etal.

Case File Number: PLN19172

Planning Permits Required: Tentative Parcel Map to create two new condos.

General Plan: Mixed Housing Type Residential

Zoning: RM-2

Environmental Determination: 15315-Minor Land Divisions; and

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

Historic Status: Historic District: Non-Historic

City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Alexi Wordell at (510) 238-3717 or by email:

awordell@oaklandca.gov

6. Location: 7964 HILLSIDE STREET, OAKLAND, CA 94605

APN: 040 340702401

Proposal: The proposal is to expand a previously approved regular design review and

minor variance of an existing church with live /work units. The previously approved 4 live /work units will be slightly reconfigured and an addition 8 units will be added to the second-story of the fellowship hall building for a total of 12 live /work units. Design Review is required for exterior alteration and a minor variance is required to allow for the creation of live /work units' in a civic facility. the proposal deed restricts 2 units as affordable (low, 50-80%)

AMI)

Applicant / Phone Number: Envision Housing / (202) 868-1105

Owner: Genesis Worship Center Family Church

Case File Number: PLN19184

Planning Permits Required: Minor Variance Minor Variance to convert non-residential civic facilities into live

/work units (12 total) Regular Design Review for exterior additions and alterations. Regular Design Review for the creation of 4 live work units on the ground floor of the existing civic facility (church communion hall and offices) Minor Variance to

allow for the conversion of a civic facility into a live /work facility.

General Plan: Detached Unit Residential

Zoning: RD-2

Environmental Determination: 15301-Existing Facilities; and

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

Historic Status: Yes
City Council District: 6
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@oaklandnet.com

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Location: 678 18TH STREET, OAKLAND, CA 94612

APN: 003 004303000

Proposal: To convert an existing duplex into two condominium units. (TPM10994)

Applicant / Phone Number: Harsh Shah / (415) 533-3138

Owner: Koan Capital 1, LLC.

Case File Number: PLN19186

Planning Permits Required: 1-4 Res Condo Conv Units Tentative Parcel Map convert an existing duplex into

condominium units

General Plan: Central Business District

Zoning: CBD-R

Environmental Determination: 15315-Minor Land Divisions; and

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

Historic Status: Yes, Local Register: Yes

City Council District: 3
Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Eva Wu at 510-238-3785 or by email:

ewu@oaklandca.gov

8. Location: 5701 INTERNATIONAL BOULEVARD, OAKLAND, CA 94621

APN: 041 384800401

Proposal: Minor CUP to convert an existing warehouse buildings (building #D and E)

into 43 work & live spaces (building foot prints for both buildings are 24,534 sq./ft. (there are existing artist living in the building, see attached letter)

located in IG zone.

Applicant / Phone Number: Debo Sodipo / (510) 681-8411

Owner: Coliseum Enterprise, LLC.

Case File Number: PLN19195

Planning Permits Required: Minor Conditional Use to convert an existing warehouse buildings into 43 work &

live spaces in IG zone.

General Plan: Neighborhood Center Mixed Use; General Industry and Transportation

Zoning: CN-3; IG/S-19; IG

Environmental Determination: 15301-Existing Facilities; and

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

Historic Status: Yes, Local Register: Yes

City Council District: 5

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@oaklandnet.com



