

APPLICATIONS ON FILE
September 28, 2018

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 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:

October 15, 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. 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:** 500 LAKE PARK AVENUE, OAKLAND, CA 94610
 APNs: 011 083708000, 011 083708602 and 011 083708700
 Proposal: To demolish a commercial building and construct a mixed-use building containing 54 residential units (100% affordable) and 2,930 square feet of retail floor area (waivers, for increased building height, 60 feet maximum permitted, 70 feet proposed; for new driveway off Lake Park in the CN-2 zone).
Applicant / Phone Number: Katrine Wong / (510) 269-1120
 Owner: Trilateral, LLC
 Case File Number: PLN16276
Planning Permits Required: Regular Design Review for new construction.
 General Plan: Neighborhood Center Mixed Use; Urban Residential
 Zoning: CN-2
Environmental Determination: 15332- In-Fill Development Projects
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: PDHP Rating, X/c
 City Council District: 2
 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

2. **Location:** 723 44TH STREET, OAKLAND, CA 94609
 APN: 013 109202803
 Proposal: To raise and relocate within the same parcel an existing single-family residence to construct an additional new dwelling unit, and convert the units into residential condominiums.
Applicant / Phone Number: Jose Cruz / (510) 439-7339
 Owner: Pinna LP
 Case File Number: PLN17216
Planning Permits Required: Regular Design Review for site and building alterations, and construct a residential unit in the RM-2 Zone; and Tentative Parcel Map Subdivision for residential condominium conversion (TPM10746).
 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 **Gregory Qwan** at (510) 238-2958 or by email: gqwan@oaklandca.gov

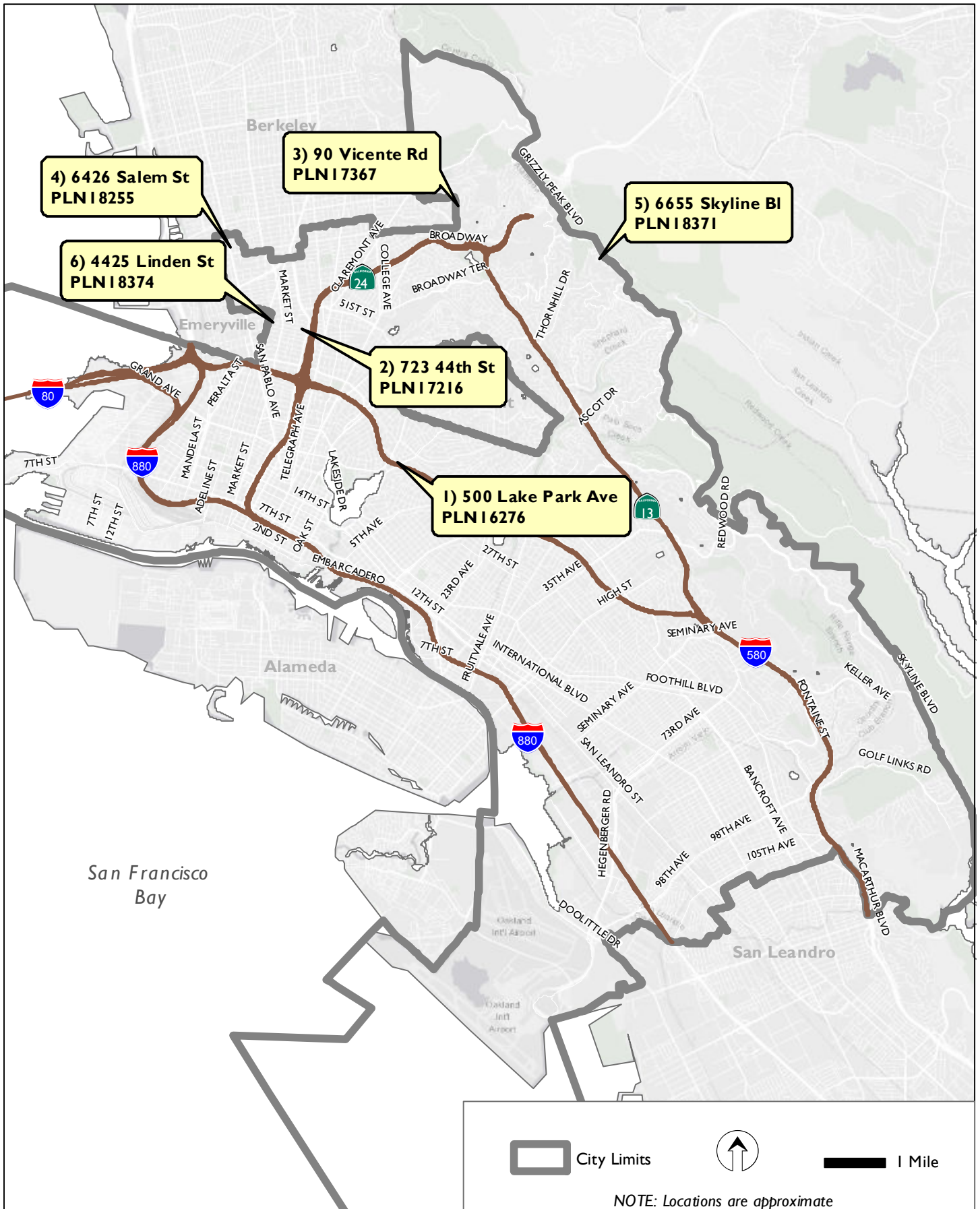
3. **Location:** 90 VICENTE ROAD, OAKLAND, CA 94603
 APN: 048H760404600
Proposal: To construct a 2,212-square foot single-family residence with a 314 square
 foot detached garage on a vacant parcel.
Applicant / Phone Number: John Newton / (510) 847-4108
 Owner: Hirst Shafer Construction & Development
Case File Number: PLN17367
Planning Permits Required: Regular Design Review for new residential construction; and.
 Minor Variance for a new driveway and curb cut within 10' of a neighboring
 driveway and curb cut.
General Plan: Hillside Residential
Zoning: RH-4
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 **Gregory Qwan** at (510) 238-2958 or by email:
 gqwan@oaklandca.gov

4. **Location:** 6426 SALEM STREET, Oakland, CA 94608
 APN: 016 145001400
Proposal: To convert three existing residential units into three residential condominiums.
Applicant / Phone Number: John Gutierrez / (510) 647-0600
 Owner: Marchant Derek
Case File Number: PLN18255
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion (TPM10446).
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15305-Minor Alterations in Land Use; 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 **Moe Hackett** at (510) 238-3973 or by email:
 mhackett@oaklandca.gov

5. **Location:** 6655 SKYLINE DRIVE, OAKLAND, CA 94611
 APN: 048G745002600
 Proposal: To construct a 15-foot tall retaining wall on a downslope parcel that is not associated with the existing driveway. The new wall is required because of the new relocating of a sewer manhole on the property. The manhole relocation was required by the City of Oakland Public Works Agency (PWA) as part of the Sanitary Sewer Extension Plan(PX1700024). The new retaining wall is located entirely at 6655 Skyline, but also serves the neighboring residence at 6635 Skyline Boulevard.
Applicant / Phone Number: Collyn Criglar / (510) 774-9909
 Owners: Pultz David & Sladowska Terese
 Case File Number: PLN18371
Planning Permits Required: Minor Variance to allow for a 15-foot tall retaining wall, located at the front property line, where a 6-foot wall is the maximum allowed.
 General Plan: Hillside Residential
 Zoning: RH-4/S-10/S-9/S-11
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: 4
 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

6. **Location:** 4425 LINDEN STREET, OAKLAND, CA, 94608
 APN: 013 108200101
 Proposal: To operate a fitness activity within an existing commercial building.
Applicant / Phone Number: Orange Kettlebell Club John Buckley / (917) 254-1871
 Owner: Tin Hut LLC.
 Case File Number: PLN18374
Planning Permits Required: Minor Conditional Use Permit for personal instruction and improvement services in the HBX-2 Zone.
 General Plan: Housing and Business Mix
 Zoning: HBX-2
Environmental Determination: 15301-Existing Facilities; 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 **Moe Hackett** at (510) 238-3973 or by email: mhackett@oaklandca.gov

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Applications on File for the Week of September 28, 2018