

**APPLICATIONS ON FILE**  
**June 8, 2018**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2nd Floor**  
**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:**

**June 25, 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.



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3.                   **Location:** 1111 BROADWAY, OAKLAND, CA 94607  
                      **APN:** 002 009704200  
                      **Proposal:** To install and operate a Monopole Telecommunications Facility on existing City Street Light pole, located in public Right-of-Way along 12<sup>th</sup> Street.  
**Applicant / Phone Number:** Ana Gomez for Black & Veatch- (T-Mobile) / (913) 458-9148  
                      **Owner:** 1111 Broadway Property LLC  
                      **Case File Number:** PLN18123  
**Planning Permits Required:** Minor Conditional Use Permit to operate a Monopole in the CBD-P/CBD-C zone; Regular Design Review for installing a Monopole in CBD-P/CBD-C zone.  
                      **General Plan:** Central Business District  
                      **Zoning:** CBD-C; CBD-P  
**Environmental Determination:** 15301-Existing Facilities; and  
  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                      **Historic Status:** Non-Historic Site  
                      **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@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

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4.                   **Location:** 0 CAMPUS DRIVE, OAKLAND, CA 94608  
                      **APN:** 037A316701900  
                      *(the subject vacant property is located southwest of the residence at 13631 Campus Drive)*  
                      **Proposal:** To construct a new single-family dwelling on a vacant downslope parcel.  
**Applicant / Phone Number:** Samir Chugh / (917) 740-6109  
                      **Owner:** Soufastai Christine D  
                      **Case File Number:** PLN18163  
**Planning Permits Required:** Regular Design Review for new construction; and  
  Minor Variance for a 6 foot side yard setback where 10% of lot width is required.  
                      **General Plan:** Hillside Residential  
                      **Zoning:** RH-3  
**Environmental Determination:** 15303-New Construction; and  
  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                      **Historic Status:** 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 **Maurice Brenyah-Addow** at (510) 238-6342 or by email: [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

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5.                   **Location:** 2306 MAGNOLIA STREET, OAKLAND, CA 94607  
                      **APN:** 005 042602300  
**Proposal:** To convert an existing commercial building into one (1) live-work unit and construct a residential addition to include seven (7) residential units. The project will result with a total of eight units (1 Live-Work unit and & 7 Residential units).  
**Applicant / Phone Number:** 2306 Magnolia, LLC / (925) 876-0033  
                      **Owner:** 2306 Magnolia LLC  
                      **Case File Number:** PLN18164  
**Planning Permits Required:** Regular Design Review for construction of one a new live-work unit and seven residential units; Tentative Parcel Map Subdivision to establish seven residential condominiums and to convert one commercial space to a live/work condominium / Vesting TPM10791; and Minor Conditional Use Permit for residential units in the HBX-4 Zone.  
**General Plan:** Housing and Business Mix  
                      **Zoning:** HBX-4  
**Environmental Determination:** 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** OCHS Rating: \*3  
**City Council District:** 3  
                      **Action to be Taken:** Pending  
                      **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Ik,Contact case Planner **Brittany Lenoir** at (510) 238-4977 or by email: [blenoir@oaklandnet.com](mailto:blenoir@oaklandnet.com)

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6.                   **Location:** 3320 Magnolia STREET, OAKLAND, CA 94608  
                      **APN:** 005 047303600  
**Proposal:** To convert two approved residential units into two residential condominiums. (Note: the two residential units were approved under Planning file, PLN15238).  
**Applicant / Phone Number:** Bob Richerson / (510) 915-2288  
                      **Owner:** Bob Richerson  
                      **Case File Number:** PLN18190  
**Planning Permits Required:** Tentative Parcel Map Subdivision for residential condominiums (air space subdivision) / TPM10726.  
**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:** OCHS Rating: B+a2-  
**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@oaklandnet.com](mailto:blenoir@oaklandnet.com)

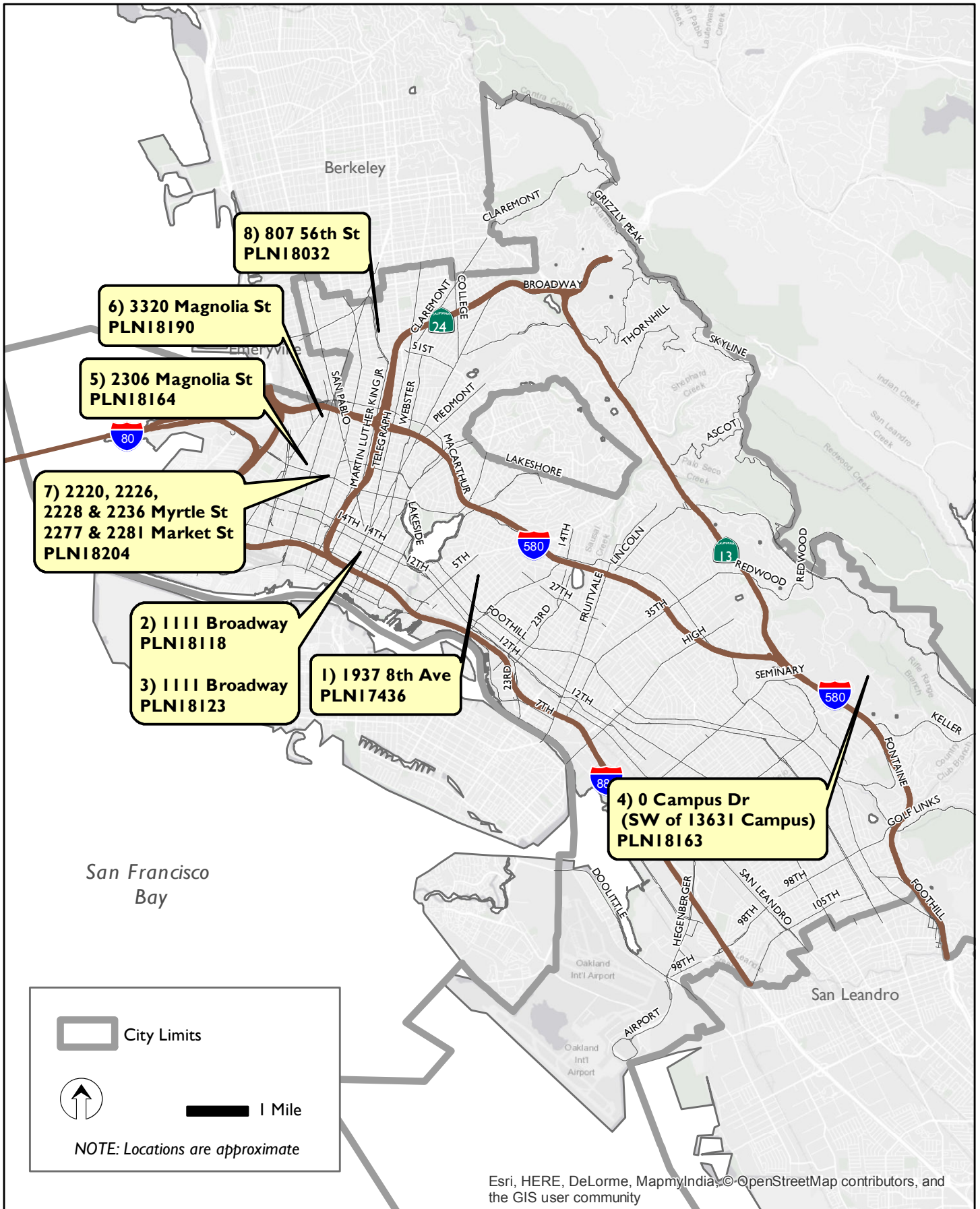
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7.                   **Location:** 2220, 2226, 2228 and 2236 MYRTLE STREET, OAKLAND, CA 94607  
                          2277 and 2281 MARKET STREET, OAKLAND, CA 94607  
                          **APN:** 005 043101902  
**Proposal:** Tentative Parcel Map Subdivision to merge 6 lots into one lot and create a  
6-story mixed-use building to contain 115 residential and five (5) commercial  
condominiums.  
**Applicant / Phone Number:** Irene Lo for 914 West Grand Avenue Oakland, LLC / (510) 289-2892  
**Owners:** Hahn Sang E & Haitan Trs  
**Case File Number:** PLN18204  
**Planning Permits Required:** Tentative Parcel Map Subdivision for lot merge and new condominiums  
(TPM10859).  
**General Plan:** Community Commercial  
**Zoning:** CC-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:** 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@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

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8.                   **Location:** 807 56<sup>TH</sup> STREET, OAKLAND, CA 94608  
                          **APN:** 014 119800203  
**Proposal:** To construct two additional residential buildings as a new mini-lot development  
on a property that contains an existing duplex, and convert the duplex into two  
residential condominiums.  
**Applicant / Phone Number:** Emily Laetz / (310) 383-7237  
**Owner:** Hutchison Paul  
**Case File Number:** PLN18032  
**Planning Permits Required:** Regular Design Review for new construction;  
Minor Conditional Use Permit for four residential units in the RM-3 Zone;  
Minor Conditional Use Permit for substandard development of a Mini-Lot;  
Tentative Parcel Map Subdivision of three lots, and residential condominium  
conversion of the existing duplex (TPM10787); and  
Minor Variance for driveway separation where 10 feet minimum is required.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** RM-3  
**Environmental Determination:** 15303-New Construction or Conversion of Small Structures  
15183-Projects Consistent with a Community 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](mailto:dthai@oaklandnet.com)

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Planning & Building Department



## Applications on File for the Week of June 8 2018