

APPLICATIONS ON FILE
September 7, 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:

September 24, 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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1. **Location:** 6501 SHATTUCK AVENUE, OAKLAND, CA 94609
APN: 016 142801102
Proposal: To construct a 4-story mixed-use building, with commercial space and parking at the ground floor, and 18 residential units above. **Note:** (This application was submitted and deemed complete prior to the Zoning changes that became effective on April 14, 2011, changing the project Zoning now to the CN-3 Zone. The project was previously noticed on July 22, 2011.)
Applicant / Phone Number: Moshe Dinar / (510) 759-2133
Owner: Bruder, LLC
Case File Number: CDV10185
Planning Permits Required: Minor Conditional Use Permit for 1) Interim Conditional Use Permit for a density of 18 residential units where the General Plan allows for 32 units, 2) for parking to be setback less than 75' from the front property line; Regular Design Review for new construction; and Minor Variance to allow the 13' high garage podiumstructure to project 7' into the required 15' rear yard.
General Plan: Neighborhood Center Mixed Use
Zoning: C-10 (previously) / CN-3 (current)
Environmental Determination: Exempt, Section 15183.3 of the State CEQA Guidelines: Streamlining for Infill Projects and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning. A CEQA Analysis supporting the Exemptions were prepared and published on September 7, 2018. The Analysis can be found on the City's Environmental Review Documents webpage via the following link:
<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>
This is item number #77.
Historic Status: OCHS Rating: D3
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandca.gov
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2. **Location:** 1433 WEBSTER STREET, OAKLAND, CA 94612
APNs: 008 062403500, 008 062403600
Proposal: Revision to the previously approved project for a 29-story mixed use building containing 179 dwelling units and 60,000 square feet of office over ground floor retail. The revised proposal would include a 15-story building containing 168 dwelling units over ground floor retail. The project would include 7 units available for very-low income to achieve a 20% density bonus for the project including a concession request for open space and development waiver for height within the CBD Height Area 2 to exceed the 85-foot height limit.
Applicant / Phone Number: Lindsay Facchini / (408) 813-3025
Organization: RAD Urban
Owner: Village Glenn Oakland 1, LLC, C/O Randy Miller
Case File Number: PLN16117-R01
Planning Permits Required: Regular Design Review for new construction.
General Plan: Central Business District
Zoning: CBD-C; and CBD-P
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: ASI: 15th & Webster
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner Peterson Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov

3. **Location:** 6217, 6219 & 6221 SHATTUCK AVENUE, OAKLAND, CA 94609
APN: 015 136300300
Proposal: To legalize three retail uses on the ground floor of a commercial building.
Applicant / Phone Number: Bluerock Fund, LLC / (408) 480-1899
Owner: Bluerock Fund LLC
Case File Number: PLN17243
Planning Permits Required: Minor Conditional Use Permit to operate a consumer service sales activity within one existing live/work unit and one commercial unit in the RM-4 Zone; and Minor Conditional Use Permit to operate a personal instruction and improvement activity within an existing live/work unit in the RM-4 Zone.
General Plan: Mixed Housing Type Residential
Zoning: RM-4
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 **Danny Thai** at (510) 238-3584 or by email:
dthai@oaklandca.gov

4. **Location:** 3236 HELEN STREET, OAKLAND, CA 94608
APN: 007 059502600
Proposal: To make additions and alterations to the existing single family residence, and construct a two-story detached residential dwelling on a single parcel.
Applicant / Phone Number: Baran Studio Architecture-Matt Baran / (510) 595-5644
Owner: Logan Lular M Etal
Case File Number: PLN18220
Planning Permits Required: Vesting Map Tentative Parcel Map to subdivide one parcel into two parcels as part of a Mini-Lot Development (VTPM0824); Minor Variance to allow two curb cuts in one parcel with 10' (25' is required); Regular Design Review for new building construction and additions; and Minor Conditional Use Permit to waive subdivision development requirements.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15303-New Construction or Conversion of Small Structures
15183-Projects Consistent with a Community Plan or Zoning
Historic Status: OCHS Rating, C2+
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@oaklandca.gov

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5. **Location:** 2041 LINDEN STREET, OAKLAND, CA 94607
 APN: 005 040700400
 Proposal: "Regular Design Review for the construction of two attached two-story residences on a vacant lot. Tentative Parcel Map 10852 to subdivide one parcel into two lots. Conditional Use Permit to allow a mini-lot development
Applicant / Phone Number: Workshop1, Will Mollard / (415) 523-0304, Ext. 1
 Owner: Lim Poy Won
 Case File Number: PLN18248
Planning Permits Required: Tentative Parcel Map to subdivide a parcel into two parcels (TPM10852); Minor Conditional Use Permit for a Mini Lot Development; and Regular Design Review for new construction.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-3
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: 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@oaklandca.gov

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6. **Location:** 9631 INTERNATIONAL BOULEVARD, OAKLAND, CA 94603
 APN: 044 496900700
 Proposal: To allow the operation of a church within a 1,254-square foot one-story building.
Applicant / Phone Number: Eugenio Ramirez-Calmo / (510) 692-1036
 Owner: Hillton Shaleigh
 Case File Number: PLN18261
Planning Permits Required: Minor Conditional Use Permit for a Community Assembly Civic Activity in the CN-3 Zone.
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-3
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating, Dc2*
 City Council District: 7
 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@oaklandca.gov

September 7, 2018

7. **Location:** 3101 35TH AVENUE OAKLAND, CA 94619
APN: 028 095101201
Proposal: To create 7 new residential condominiums and 1 commercial condominium.
(The project was entitled under Planning Permit CDV06014, and is under construction).
Applicant / Phone Number: Mona Hsieh / (510) 501-9782
Owner: Green Oak Builders Inc
Case File Number: PLN18299
Planning Permits Required: Tentative Parcel Map Subdivision for new condominiums.
General Plan: Mixed Housing Type Residential
Zoning: RM-4
Environmental Determination: 15315-Minor Land Divisions; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic
City Council District: 4
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@oaklandca.gov

8. **Location:** 4042 EVERETT AVENUE, OAKLAND, CA, 94602
APN: 024 052004001
Proposal: To subdivide a 9,514 square feet parcel into a three Mini-Lots, demolish an existing duplex, and construct three detached single-family dwellings.
Applicant / Phone Number: Justin Dawson / (510) 821-2319
Owners: Dawson Justin & Norma
Case File Number: PLN18344
Planning Permits Required: Tentative Parcel Map subdivision to subdivide one parcel into three parcels; Minor Conditional Use Permit to allow a Mini-Lot subdivision development; and Regular Design Review for new construction.
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: 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 **Jason Madani** at **(510) 238-4790** or by email: jmadani@oaklandca.gov

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