

Applic#* DR13311 Type: 1

Date Filed: 11/05/13 Complete By: 12/05/13 Disposition:

NUMBER STREET NAME SUFFIX* SUITE ASSESSOR PARCEL#

Site addr: 1) 1630 SAN PABLO AV 008 -0620-014-04
2)
3)

Zoning* CBDC GP Use 7CB Prcl Cond: X Cond Aprvl: Viol:

Proj Descr: Regular Design Review to construct a 4 story commercial building as a revision of DV12006 (project under construction). (including street level commercial and 3 work space levels)

Environ Rev: Exempt? (Y/N): Y Sect: 15303 EX ER Applic#:

Track: Lic# Phone# Applicant

Owner: SAN PABLO COMMERCIAL CENTER (415)412-8855

Contractor:

Arch/Engr:

Agent: SUHEIL SHATARA (415)871-1229 X

Applicant Addr: 26 LAKEVIEW DR

No Fee:

City/State: DALY CITY CA Zip: 94015

Other Related Applic#s: DV12006

F3=Ext F5=Chg F6=Add F7=Fwd F8=Bck F11=Fnd F12=Prv F23=Dsc F24=Com
807 Press ENTER to view page 2 data



CITY OF OAKLAND

BASIC APPLICATION FOR DEVELOPMENT REVIEW

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Zoning Information: 510-238-3911
www.oaklandnet.com/planning

CERTAIN APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY!

Please call (510) 238-3940 to schedule an appointment if your project involves any of the following:

- Conditional Use Permit
- Variance
- Regular Design Review
- Parcel Map Waiver
- Tentative Parcel/Tract Map
- New dwelling unit(s)
- 1,000 sq. ft. or more of new floor area/footprint
- Additions \geq 100% of existing floor area/footprint
- Creek Protection Permit (Category 3 or 4)

All other projects may be submitted to the zoning counter without an appointment.

Submit applications for Small Project Design Review to station #12 at the zoning counter by signing the sign-up sheet.

1. TYPE OF APPLICATION

(Check all that apply)

Development Permits

- Conditional Use Permit (Major, Minor, or Interim)
- Variance (Major or Minor)
- Regular Design Review
- Small Project Design Review
- Tree Preservation or Removal Permit
- Creek Protection Permit (separate application required)
- Other: _____

Subdivision Applications

- Parcel Map Waiver (Lot Line Adjustment/Merger)
- Tentative Parcel Map (subdivision for 1 - 4 lots)
- Tentative Tract Map (subdivision for 5 or more lots)
- Planned Unit Development/Mini-Lot Development

Other Applications

- Request for Environmental Review
- General Plan Amendment
- Rezoning

2. GENERAL INFORMATION

APPLICANT'S NAME/COMPANY: San Pablo Commercial Center -

PROPERTY ADDRESS: 1630 San Pablo Ave, Oakland CA 94612

ASSESSOR'S PARCEL NUMBER: 8-602-14-4 LOT AREA (ACRES/SQ. FT.): 3,816

EXISTING USE OF PROPERTY: Vacant land

DESCRIPTION OF PROPOSAL (including type of use, hours of operation, number of employees, etc., on additional sheets if needed.):

Four story Bldg including street level commercial/retail and 3 levels of ~~off~~/wvk space.

TO BE COMPLETED BY STAFF

GENERAL PLAN LAND USE CLASS.: _____ ZONING: _____

FEES¹:

EXPECTED PROCESSING TIME³:

- APPLICATION FEE: \$ _____
- POSTER DEPOSIT²: \$ _____
- TREE PERMIT FEE: \$ _____
- CREEK PERMIT FEE: \$ _____
- TOTAL FEES DUE: \$ _____

¹Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal.
²For permit applications requiring public notice, a refundable security deposit is required for the on-site poster containing the public notice. Posters MUST be returned within 180 days and in good condition to claim a refund of the deposit.
³Expected processing time is only an estimate and is subject to change without notice due to staff workload, public hearing availability, and the completeness or complexity of the application.

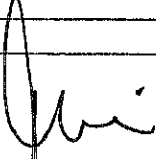
3. PROPERTY OWNER AND APPLICANT INFORMATION

Original signatures or clear & legible copies are required.

Owner: San Pablo Commercial Center
Owner Mailing Address: 2503 Regatta Ct.
City/State: Davis CA Zip: 95618
Phone No.: 415 412 8855 Fax No.: _____ E-mail: _____

To be completed only if Applicant is not the Property Owner:

I authorize the applicant indicated below to submit the application on my behalf.

 FUAD SWEISS
Signature of Property Owner

Applicant (Authorized Agent), if different from Owner: Suheil Shafara
Applicant Mailing Address: suheil@shafaraarch.com 26-LAKEVIEW DR.
City/State: DALY CITY CA 94015 Zip: 94015
Phone No.: 415 871-1229 Fax No.: _____ E-mail: Suheil@shafaraarch.com

I understand that approval of this application does not constitute approval for any administrative review, conditional use permit, variance, or exception from any other City regulations which are not specifically the subject of this application. I understand further that I remain responsible for satisfying requirements of any private restrictions or covenants appurtenant to the property. I understand that the Applicant and/or Owner phone number listed above will be included on any public notice for the project.

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Planning Director. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature above.

I certify that statements made to me about the time it takes to review and process this application are general. I am aware that the City has attempted to request everything necessary for an accurate and complete review of my proposal; however, that after my application has been submitted and reviewed by City staff, it may be necessary for the City to request additional information and/or materials. I understand that any failure to submit the additional information and/or materials in a timely manner may render the application inactive and that periods of inactivity do not count towards statutory time limits applicable to the processing of this application.

I certify that all existing Protected Trees either on the site or within 10 feet of development activity are indicated on both the Site and Landscape Plan. I understand that if any Protected Trees are to be removed, or if Protected Trees exist within 10 feet of the proposed development activity (even if they are not being removed), I must apply for a Tree Preservation/Removal Permit (Section 6).

I certify that I have reviewed the Oakland Creek Protection Ordinance and understand that I may be subject to a Creek Protection permit pursuant to the Creek Protection, Storm Water Management and Discharge Control Ordinance (Chapter 13.16 of the Oakland Municipal Code) and that I have completed the Creek Protection Ordinance section of this application (Section 7).

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

Signature of Owner or Authorized Agent

Date

Applic#* DV12006 Type: 1 Tract
 Date Filed: 01/18/12 Complete By: 02/17/12 Disposition: GC GRANT/COND 03/22/12
 NUMBER STREET NAME SUFFIX* SUITE ASSESSOR PARCEL#
 Site addr: 1) 1630 SAN PABLO AV 008 -0620-014-04
 2)
 3)
 Zoning* CBDC GP Use 7CB Prcl Cond: X Cond Aprvl: Viol:
 Proj Descr: NEW SINGLE STORY COMMERCIAL BUILDING (RESTAURANT & RETAIL)
 REGULAR DESIGN REVIEW, AND MINOR VARIANCE FOR HEIGHT
 (18' WHERE 45' IS REQUIRED) SDS-METRO CD-3
 Envirn Rev: Exempt? (Y/N): Y Sect: 15303 EX ER Applic#:
 Track: Lic# Phone# Applicant
 Owner: NAJEEB SHEHADEH (415) 412-1060
 Contractor:
 Arch/Engr:
 Agent: AL SAADEH (925) 451-2605 X
 Applicant Addr: 50 VASHELL WAY, #320 No Fee:
 City/State: ORINDA CA Zip: 94563
 Other Related Applic#s: DR13311

F3=Ext F23=Dsc F24=Com

Prior (Jan. 2012)
 project by
 same developer,
 same site

Valeska, David

From: Fuad Sweiss <fsweiss2011@gmail.com>
Sent: Friday, December 06, 2013 3:20 PM
To: Valeska, David
Subject: Fwd: Notice posted. Pls email to David today
Attachments: photo 1.JPG; photo 5.JPG

FYI. Posted today 12/6/2013

----- Forwarded message -----

From: **Nadia Sayegh-Sweiss** <sweiss.nadia@gmail.com>
Date: Fri, Dec 6, 2013 at 2:20 PM
Subject: Notice posted. Pls email to David today
To: Fs S <fsweiss2011@gmail.com>



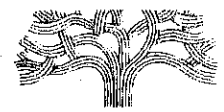
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

1-415-412-8855

FUAD S. SWEISS, PE, PLS, LEED AP
GRY ENGINEER & DEPUTY DIRECTOR
COMMISSIONER, SEISMIC SAFETY COMMISSION

CITY HALL, ROOM 348 TEL: (415) 554-6940
1 DR. CARLTON B. GOODLETT PLACE MOBILE: (415) 472-8855
SAN FRANCISCO, CA 94102-7845 FAX: (415) 554-6944
Commissioner: sweiss@gmail.com fuad.sweiss@sfdpw.org
www.seismic.ca.gov www.sfgov.org www.sfdpw.org

Sent from my iPhone



250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
 Planning & Zoning Services Division

(510) 238-3911
 FAX (510) 238-4730
 TDD (510) 839-6451

March 22, 2012

Sent via U.S. Mail and Electronic Mail

Fuad Sweiss, Najeeb Shehadeh
 c/o Al Saadeh
 50 Vashell Way #320
 Orinda, CA 94563

RE: Case File No: DV12-006, 1630 San Pablo Avenue (APN008-0620-014-04)

Gentlemen:

Your application for a Regular Design Review to construct a 3,760 square foot single-story retail space in a Downtown location, and Minor Variance to reduce the minimum required height from 45 feet to 18 feet tall (25 feet tall at the corner), on the subject property has been **APPROVED**. The application complies with the findings required for Minor Variance and Regular Design Review as set forth in the Oakland Zoning Regulations of the Oakland Planning Code. Attachment A contains the findings required for this approval and the reasons your proposal satisfies them. Attachment B contains the project Conditions of Approval. This project is effective ten (10) days after the date of this letter unless appealed as explained below.

Location:	1630 San Pablo Avenue (APN 008-0620-014-04)
Proposal:	Approve single-story commercial building where 45 foot tall building would otherwise be required
Contact Person/Phone Number:	Al Saadeh (925)451-2605 for Fuad Sweiss
Owner:	Najeeb Shehadeh
Case File Number:	DV12-006
Planning Permits Required:	Regular Design Review and Minor Variance to allow construction of a Commercial Facility (3760 square feet) 18 feet tall/25 feet tall at the corner where a minimum height of 45 feet would otherwise be required
General Plan:	Central Business District
Zoning:	CBD-C Central Business District- General Commercial Zoning District
Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15303
Historic Status:	Not Potential Designated Historic Property (vacant site)
Service Delivery District:	Metro
City Council District:	3
For Further Information:	Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

Valeska, David

From: bassam@calaccessibility.com
Sent: Wednesday, February 01, 2012 1:25 PM
To: Valeska, David
Cc: fsweiss2011; nick@noorinvestments.com; vytwal@aol.com; Al Saadeh
Subject: 1630 San Pablo -Public Notice sign display

Mr. Valeska;

I have picked up the public notice yellow sign from your office this morning and posted it on the future construction site, attached are three pictures illustrating where the sign was posted. The sign can be viewed from either san Pablo and 17th st. plus it is protected from vandalism by a fence.

Thanks

Bassam Altwal Assoc. AIA. CASp. CASI. AAAEA
Certified Access Specialist

T (415) 310.3010 F (877) 610.3773

www.calaccessibility.com

Accessibility Consulting - CIR Surveys

I consider a referral the highest compliment. Please tell your friends about the professional services I provide.

AGREEMENT for use of DIGITAL DATA

By accepting this information, you are acknowledging that the enclosed electronic media (and hard copy, if any) are provided for the purpose of expediting input of information into the recipient's computer. In using it, modifying it or accessing information from it, you are responsible for confirmation, accuracy and checking of the data from the media against that contained on the duplicate hard copy, and/or the physical characteristics of the project site, if applicable. Cal Accessibility, hereby disclaims any and all responsibility for any results obtained in use of this electronic media and does not guarantee any accuracy of the information. The information provided by Cal Accessibility shall not be used for any purpose other than for the project described above and shall not be released to any other party without the written consent of Cal Accessibility. The information contained on the electronic media is an instrument of professional services and shall remain the property of Cal Accessibility. Please note that the information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us by replying to the message and deleting it from your computer.

3. PROPERTY OWNER AND APPLICANT INFORMATION

Original signatures or clear & legible copies are required.

Owner: Najeeb Shehadeh

Owner Mailing Address: ~~4804 Mission Street~~ 2370 Bourbon Ct. South San Francisco

City/State: San Francisco/CA

Zip: 94112 94080

Phone No.: (415) 412-1060

Fax No.: _____

E-mail: _____

To be completed only if Applicant is not the Property Owner:

I authorize the applicant indicated below to submit the application on my behalf.

N. Shehadeh
Signature of Property Owner

Applicant (Authorized Agent), if different from Owner: Al Saadeh

Applicant Mailing Address: 50 Vashell Way, Suite 320

City/State: Orinda, CA

Zip: 94563

Phone No.: (925) 451-2605

Fax No.: (925) 258-3416

E-mail: al@awsengineeringca.com

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N. Shehadeh
Signature of Owner or Authorized Agent

1/18/12
Date