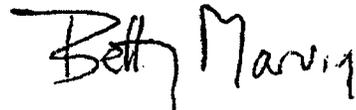


**1. Laurel Theater, 3814 MacArthur Blvd - PDHP, OCHS preliminary rating Db-2+**

**Information report** regarding Case File Number: PLN15297, application to demolish and replace Laurel Theater building with a two-story 13,757 square foot retail and medical office building. Applicant: David Kim with Harriman Kinyon Architects; anticipated occupant Davita Dialysis. Regular Design Review for new construction, approved Dec. 4, 2015; no appeal filed within 10 day appeal period. Case Planner Michael Bradley, (510) 238-6935, [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)



**BETTY MARVIN**  
**Historic Preservation Planner**

**Attachments**

- A. Approval Letter, Dec. 4, 2015
- B. Design Review Submittal, new building design
- C. Laurel District Association letter and meeting minutes
- D. Public Notice packet, October 23, 2015
- E. Letter and photos re: existing conditions
- F. Advertisements for building relocation

Page P1 of 1

Other Listings OPB Prelim. Db-2+  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*P1. a. Resource Identifier (assign a name or number): 3810-18 MACARTHUR BL  
b. Other Identifier: Victory Outreach-LaurelTheater

\*P2. Location:

a. County Alameda

\*b. Address 3810-18 MACARTHUR BL/3600 BROWN AV  
City Oakland, CA

Zip \_\_\_\_\_

\*c. UTM: USGS 7.5' Quad Oakland East Date 1959 (1980)

Zone: \_\_\_\_\_ mE / \_\_\_\_\_ mN

\*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)  
Parcel no.: 030 1912 019 01

\*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

3810-18 MACARTHUR BL, originally the Laurel Theater, is a 1925 movie theater building (remodeled) in the Laurel commercial district on MacArthur Boulevard in East Oakland. It is reinforced concrete, high one and two stories, symmetrical rectangular plan, on an interior lot. It has a truss roof, stepped front and side parapets, 44'-high central tower with an angled front, and a recessed entry containing a freestanding ticket booth. Exterior walls are stucco over concrete, with three-dimensional pilasters stepping up to the tower. Above the recessed entry are four windows, presumably to a balcony lobby. At either end of the facade are small former storefronts. Present use is church, Victory Outreach. Surroundings are densely built up, commercial on MacArthur, residential behind. Visible alterations include ornament and signs removed, storefronts and poster cases enclosed, marquee and ticket booth changed. The building is in good condition; its integrity is fair. Its preliminary rating of Db-2+ reflects its remodeled state and its remaining interest as one of the Laurel district's two early 20th century neighborhood movie palaces.

b. Resource attributes: HP10--theater

\*P4. Resources present: /Building /Structure /Object /Site /District /Element of District (ASI) /Other

\*P5. a. Photograph or Drawing



P5. b. Photo number: 744-05  
Photo date: 11/15/96

\*P6. Date Constructed/Age, and Source:  
/Prehistoric /Historic /Both  
1920s E rem 1950sff  
field observation

\*P7. Owner and Address:  
YANG CHUNG L & REGINA  
2198 FUNSTON AV  
SAN FRANCISCO CA 94116

\*P8. Recorded by (name, affiliation, address):  
Oakland Cultural Heritage  
Survey, 1 City Hall Plaza,  
Oakland 94612 (510-238-3941)

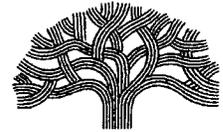
\*P9. Date Recorded: 03/30/98

\*P10. Type of Survey: /Intensive  
/Reconnaissance /Other

\*P11. Report Citation: OCHS Completion Report, CLG Project #06-97-12005, 9/30/98 (Citywide)

\*Attachments: /None /Location Map /Sketch Map /Continuation Sheet /Building, Structure, and Object Record /Other

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 238-3254

Sent via U.S. Mail and Electronic Mail

December 4, 2015

Harriman Kinyon Architects, Inc.  
c/o David Kim  
1801 Oakland Blvd., Suite 320  
Walnut Creek, CA 94596

**RE: Case File No. PLN15297; 3814 MacArthur Blvd.; APN: 030-1912-019-01**

Dear Applicant:

Your application, as described below, has been APPROVED for the reasons stated in Attachment A, which contains the findings required to support this decision. Attachment B contains the Conditions of Approval for the project. This decision is effective ten (10) days after the date of this letter unless appealed as explained below.

The following table summarizes the proposed project:

<b>Proposal:</b>	To construct a new two-story 13,757 square foot commercial building with ground floor retail and a second floor medical office.
<b>Planning Permits Required:</b>	Regular Design Review for construction of a new commercial building.
<b>General Plan:</b>	Neighborhood Center Mixed Use
<b>Zoning:</b>	CN-2 Neighborhood Center Commercial Zone.
<b>Environmental Determination:</b>	Exempt, Section 15332 of the State CEQA Guidelines; In-fill development projects. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
<b>Historic Status:</b>	Potential Designated Historic Property; Survey Rating: Db-2+
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	4

If you, or any interested party, seeks to challenge this decision, an appeal **must** be filed by no later than ten calendar (10) days from the date of this letter, by **4:00 pm on December 17, 2015**. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of **Michael Bradley, Planner II**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or wherein his/her decision is not supported by substantial evidence and must include

payment of \$1,622.57 in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter.

A signed Notice of Exemption (NOE) is enclosed certifying that the project has been found to be exempt from CEQA review. It is your responsibility to record the NOE and the Environmental Declaration at the Alameda County Clerk's office at 1106 Madison Street, Oakland, CA 94612, at a cost of \$50.00 made payable to the Alameda County Clerk. Please bring the original NOE related documents and five copies to the Alameda County Clerk, and return one date stamped copy to the Zoning Division, to the attention of **Michael Bradley, Planner II**. Pursuant to Section 15062(d) of the California Environmental Quality Act (CEQA) Guidelines, recordation of the NOE starts a 35-day statute of limitations on court challenges to the approval under CEQA.

If you have any questions, please contact the case planner, **Michael Bradley, Planner II** at (510) 238-6935 or [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com), however, this does not substitute for filing of an appeal as described above.

Very Truly Yours,



SCOTT MILLER  
Zoning Manager

Attachments:

- A. Findings
- B. Conditions of Approval, including Standard Conditions of Approval

CC: Ada Chan – [adachan510@gmail.com](mailto:adachan510@gmail.com)  
Tyler Green – [tyler.green@outlook.com](mailto:tyler.green@outlook.com)  
Alegra Dashielle – [alegrada@gmail.com](mailto:alegrada@gmail.com)

## ATTACHMENT A: FINDINGS

This proposal meets all the required findings under Non-residential Design Review findings (Section 17.136.050B), the Category III Historic Properties Demolition findings (Section 17.136.075.D), and as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

### **17.136.050B FOR NON-RESIDENTIAL FACILITIES AND SIGNS:**

- 1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;**

The proposal is to construct a new 35 foot high, two-story, 13,757 square foot commercial building on a corner parcel at MacArthur Boulevard and Brown Avenue. The design is both efficient and functional within the context of the surrounding area by providing site improvements to the mixed commercial and residential neighborhood. The proposed materials and colors are consistent with that of the surrounding neighbors.

The proposed design applies a combination of materials that are compatible with the existing materials of the neighboring structures. The subject site is a visual corner on MacArthur Boulevard, thus the new building will add desirable site improvements to the neighborhood for those visiting the Laurel Shopping district. The proposed design will relate well with surrounding buildings in terms of setting, scale, bulk, height, materials, and textures.

The proposed design applies a combination of exterior materials including smooth plaster panels, brick, fiber cement boards to look like wood, anodized framed windows, metal upper awnings, fabric lower awnings and a variation of colors consistent with the design review guidelines and will work well to integrate the development with the neighboring structures. To minimize perceived bulk, the design applies a series of material changes to articulate the building elevations. This design approach successfully allows the building to achieve a hierarchy of volumes and proportions that relate well to the neighborhood and to identify the retail spaces from the second floor medical center. The proposed design will relate well with surrounding land uses in terms of setting, scale, bulk, height, materials, and textures.

The proposal also includes an approximately 15 foot high ground floor retail/restaurant space which should attract patrons to the business and the neighboring retail and restaurant businesses in the area. The project also proposes 23 off-street parking spaces, within an enclosed garage, thus there should be little to no parking impacts on the neighborhood.

2. **That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;**

The proposed design of the commercial building will increase the functionality of the site and make the neighborhood more desirable to the street with proposed street trees as conditioned. The construction of the building will create desirable visual upgrades consistent with the neighboring architecture which will protect the value of private and public investments.

3. **That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.**

The subject site is in the Neighborhood Center Mixed Use land use classification of the City of Oakland General Plan. The Neighborhood Center Mixed Use classification is intended to identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses.

Neighborhood Objective N1.1 of the Oakland General Plan Land Use and Transportation Element states: "Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for smaller scale, neighborhood-oriented retail". This proposal for a second floor medical center with potentially up to four ground level retail spaces on an existing commercial oriented lot in the center of the Laurel neighborhood district conforms to the City of Oakland Comprehensive General Plan and is consistent with the Neighborhood Center Mixed Use General Plan designation.

#### **17.136.075D Category III Historic Properties Demolition Findings:**

**Finding 1: The design quality of the proposed replacement project is at least equal to that of the original structure and the proposed replacement project is compatible with the character of the neighborhood.**

The existing on-site building to be demolished is a Potential Designated Historic Property (PDHP) in an Area of Secondary Importance (ASI), designated as minor importance with the potential for major importance and with a rating of Db2+. The building is the Victory Outreach Laurel Theater which has an art deco design, originally built approximately in the 1920's with a remodel in the 1950's.

The proposal is to construct a new 35 foot high, two-story, 13,757 square foot commercial building on a corner parcel at MacArthur Boulevard and Brown Avenue. The design is both efficient and functional within the context of the surrounding area by providing site improvements to the mixed commercial and residential neighborhood. The proposed materials and colors are consistent with that of the surrounding neighbors.

The design quality of the proposed replacement project is equal to that of the original structure and is compatible with the character of the neighborhood. The proposed design applies a combination of exterior materials including smooth plaster panels, brick, fiber cement boards to look like wood, anodized framed windows, metal upper awnings, fabric lower awnings and a variation of colors consistent with the design review guidelines and will work well to integrate the development with the neighboring structures. To minimize perceived bulk, the design applies a series of material changes to articulate the building elevations. This design approach successfully allows the building to achieve a hierarchy of volumes and proportions that relate well to

the neighborhood and to identify the retail spaces from the second floor medical center. The proposed design will relate well with surrounding land uses in terms of setting, scale, bulk, height, materials, and textures.

**Finding 2: The public benefits of the proposed replacement project outweigh the benefit of retaining the original structure.**

The proposed development will enhance the successful operation of the surrounding area in its basic community function and will provide an essential service to the community or region. Patrons to the Medical Services facility may while in the area visit other similar establishments as well as visit civic and commercial facilities thus bringing in more business and vitality to the area. The project also provides four potential retail spaces on the ground level which has been a Laurel neighborhood and Neighborhood Center Mixed Use classification goal as well. The proposal will preserve a convenient and functional working and living environment; therefore it would not affect the general quality and character of the neighborhood.

**Finding 3: The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.**

The existing art deco theater building has been used as a civic church facility for several years and is not used for the intended use as when the building was constructed. Over the years the building has been altered with not much exterior maintenance in recent years. Whereas the existing building is a larger scale than the adjacent neighboring buildings; the new proposal is for a two-story building in character and scale with similar materials as the row of commercial buildings in this stretch of MacArthur Boulevard in the Laurel neighborhood district. The materials, scale, colors, and window patterns are compatible with the character of the neighborhood.

## CITY OF OAKLAND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLASS 32 (IN-FILL DEVELOPMENT) EXEMPTION FINDINGS

*CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. Categorical exemptions are descriptions of types of projects which the Secretary of the Resources Agency of the State of California has determined do not have a significant effect on the environment, and therefore are not subject to further environmental review under CEQA.*

*The Class 32 exemption (Section 15332 of the State CEQA Guidelines) is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. In order to qualify for this exemption, projects must comply with all of the following findings.*

**1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:**

The subject site is in the Neighborhood Center Mixed Use land use classification of the City of Oakland General Plan. The Neighborhood Center Mixed Use classification is intended to identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses.

The zoning for the subject property is the CN-2, Neighborhood Center Commercial Zone. The intent of the CN-2 zone is to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment. New two-story commercial building with ground floor retail/restaurant space is appropriate for the CN-2 and will benefit the Laurel commercial neighborhood district.

**2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:**

The proposed development occurs within City limits on a project site of 17,821 square feet.

**3. The project site has no value as habitat for endangered, rare or threatened species:**

The project site has no known value as habitat for endangered, rare or threatened species.

**4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:**

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality because the project is a new two-story commercial building with 23 off-street parking spaces and is in close proximity to AC Transit bus routes.

**5. The site can be adequately served by all required utilities and public services:**

The project site can be adequately served by all required utilities and public services.

**ATTACHMENT B: CONDITIONS OF APPROVAL**

---

The proposal is hereby approved subject to the following Conditions of Approval:

**STANDARD CONDITIONS:****1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans the plans dated **September 18, 2015** and submitted on **September 18, 2015**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

**2. Effective Date, Expiration, Extensions and Extinguishment**

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

**3. Compliance with Other Requirements**

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

**4. Minor and Major Changes**

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. **Compliance with Conditions of Approval**

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City’s Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. **Signed Copy of the Approval/Conditions**

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. **Blight/Nuisances**

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

8. **Indemnification**

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called “City”) from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys’ fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called “Action”) against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys’ fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of

any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

**9. Severability**

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

**10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring**

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with the Bureau of Building, if directed by the Building Official, Director of City Planning, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

**11. Public Improvements**

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement (“p-job”) permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

**12. Regulatory Permits and Authorizations from Other Agencies**

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

**13. Graffiti Control**

Requirement:

- c. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:

Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.

Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.

Use of paint with anti-graffiti coating.

Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).

Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.

The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:

- i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
- ii. Covering with new paint to match the color of the surrounding surface.
- iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

#### 14. **Lighting**

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

#### 15. **Construction Days/Hours**

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**16. Construction Noise**

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**17. Operational Noise**

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**18. Landscape Plan**

***Landscape Plan Required***

Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

### ***Landscape Installation***

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

### ***Landscape Maintenance***

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## **19. Construction-Related Air Pollution Controls (Dust and Equipment Emissions)**

Requirement: The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.
- e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f. Limit vehicle speeds on unpaved roads to 15 miles per hour.
- g. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California

Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.

- h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
- i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.

## **20. Bicycle Parking**

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

## **21. Construction and Demolition Waste Reduction and Recycling**

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at [www.greenhalosystems.com](http://www.greenhalosystems.com) or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

## **22. Underground Utilities**

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**23. Recycling Collection and Storage Space**

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**24. Asbestos in Structures**

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

**25. Archaeological and Paleontological Resources – Discovery During Construction**

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage

methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## **26. Human Remains – Discovery During Construction**

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## **27. Property Relocation**

Requirement: Pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate the historic resource to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following:

- a. Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations;
- b. Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the City;
- c. Maintaining the signs and advertising in place for a minimum of 90 days; and

- d. Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning (including Oakland Cultural Resource Survey)

Monitoring/Inspection: N/A

## **28. Construction-Related Permit(s)**

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

## **29. Hazardous Materials Related to Construction**

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

### 30. Green Building Requirements – Small Projects

#### k. *Compliance with Green Building Requirements During Plan-Check*

The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code) for projects using the **StopWaste.Org Small Commercial Checklist or Bay Friendly Basic Landscape Checklist**.

- i. The following information shall be submitted to the City for review and approval with application for a building permit:

Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.

Completed copy of the green building checklist approved during the review of a Planning and Zoning permit.

Permit plans that show in general notes, detailed design drawings and specifications as necessary compliance with the items listed in subsection (b) below.

Other documentation to prove compliance.

- ii. The set of plans in subsection (a) shall demonstrate compliance with the following:

CALGreen mandatory measures.

All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

#### *Compliance with Green Building Requirements During Construction*

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Green Building Ordinance during construction.

The following information shall be submitted to the City for review and approval:

- i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.
- ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**SPECIFIC CONDITIONS**

**31. Signage**

***Ongoing.***

All proposed signage must be applied for with the proper City of Oakland Planning and Building permits. Signage must meet the City of Oakland Small Project Design Guidelines.

**32. Zoning Clearance**

***Ongoing***

A Zoning Clearance for all proposed commercial activities and any future activities must be applied for before operation of the business.

**33. Window Transparency**

***Ongoing***

All windows along MacArthur Boulevard shall remain clear and free of frosting or other coverings.

**34. Landscaping and Irrigation**

***Ongoing***

All landscaping areas and related irrigation shown on the approved plans shall be permanently maintained in neat and safe conditions, and all plants shall be maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with all applicable landscaping requirements. All paving or other impervious surfaces shall occur only on approved areas.

**35. Street Tree.**

***Prior to issuance of building permit.***

The applicant shall provide two street trees in front and two street trees on the side of the building with review and approval of species, size at time of planting, and placement in the right-of-way, subject to review and approval by the Department of Planning and Building.

**36. Architectural Detailing and Building Materials**

***Ongoing.***

All cement plaster stucco shall be smooth finish and applied wet at the job site.

**Applicant Statement**

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

\_\_\_\_\_  
Name of Project Applicant

\_\_\_\_\_  
Signature of Project Applicant

\_\_\_\_\_  
Date

City of Oakland  
Planning and Building Department  
Bureau of Planning 250 Frank H. Ogawa Plaza, Suite 2114  
Oakland, CA 94612

NOTICE OF EXEMPTION

---

TO: Alameda County Clerk  
1106 Madison Street  
Oakland, CA 94612

**Project Title:** Case No. PLN15297  
**Project Applicant:** Harriman Kinyon Architects, Inc.  
**Project Location:** 3814 MacArthur Blvd.; APN 030-1912-019-01  
**Project Description:** To construct a new two-story, 13,757 square foot commercial building  
**Exempt Status:** CHECK ALL THAT APPLY

**Statutory Exemptions**

{Article 18:Section 21080;15260}

- Ministerial {Sec.15268}
- Feasibility/Planning Study {Sec.15262}
- Emergency Project {Sec.15269}
- General Rule {Sec.15061(b)(3)}
- Other: {Sec.\_\_\_\_\_}

**Categorical Exemptions**

{Article 19:Section 21084;15300}

- Existing Facilities {Sec.15301}
- Replacement or Reconstruction {Sec.15302}
- Small Structures {Sec.15303}
- Minor Alterations {Sec.15304}
- In-fill Development {Sec. 15332}

[ X ] Other {Sec.15183}

**Reasons why project is exempt:** The construction of a new 13,757 square foot commercial building will not have a significant impact on the environment and is exempt from environmental review.

**Lead Agency:** City of Oakland, Planning and Building Department, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612

**Department/Contact Person:** Michael Bradley, Planner II

**Phone:** (510) 238-6935

*Scott Miller*

*12-4-15*

Signature (Scott Miller, Zoning Manager)

Date:

Pursuant to Section 711.4(d)(1) of the Fish and Game Code, statutory and categorical exemptions are also exempt from Department of Fish and Game filing fees.

\*ENVIRONMENTAL DECLARATION  
(CALIF. FISH AND GAME CODE SEC. 711.4)

: FOR COURT USE ONLY

NAME AND ADDRESS OF APPLICANT OR LEAD AGENCY :

LEAD AGENCY: :

**Bureau of Planning**  
**250 Frank H. Ogawa Plaza** :  
**Room 2114** :  
**Oakland, CA 94612** :

APPLICANT: **Harriman Kinyon Architects, Inc.** :

Contact: **David Kim** :

: FILING NO.  
: \_\_\_\_\_

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

CLERK'S  
USE ONLY

- |   |  |         |
|---|--|---------|
| 1.                                      | NOTICE OF EXEMPTION/STATEMENT OF EXEMPTION   | PLU 117 |
| [ <input checked="" type="checkbox"/> ] | A - STATUTORILY OR CATEGORICALLY EXEMPT<br>\$50.00 (Fifty Dollars) - CLERK'S FEE   |         |
| [ ]                                     | B - DE MINIMUS IMPACT - CERTIFICATE OF FEE EXEMPTION REQUIRED<br>\$50.00 (Fifty Dollars) - CLERK'S FEE   | PLU 117 |
|   |  |         |
| 2.                                      | NOTICE OF DETERMINATION - FEE REQUIRED   |         |
| [ ]                                     | A - NEGATIVE DECLARATION<br>\$2,044.00 (Two Thousand forty four Dollars)-<br>STATE FILING FEE<br>\$50.00 (Fifty Dollars) - CLERK'S FEE   | PLU 116 |
| [ ]                                     | B - ENVIRONMENTAL IMPACT REPORT<br>\$2,839.25 (Two Thousand Eight Hundred Thirty Nine Dollars and Twenty Five Cents)-<br>STATE FILING FEE<br>\$50.00 (Fifty Dollars) - CLERK'S FEE | PLU 115 |
| [ ]                                     | C -- Certificate of Fee Exemption<br>& De Minimis Impact Fee<br>\$50.00 (Fifty Dollars) - CLERK'S FEE  | PLU 117 |

\*THIS FORM MUST BE COMPLETED AND SUBMITTED WITH ALL ENVIRONMENTAL DOCUMENTS FILED WITH THE ALAMEDA COUNTY CLERK'S OFFICE.

FIVE COPIES OF ALL NECESSARY DOCUMENTATION ARE REQUIRED FOR FILING PURPOSES.

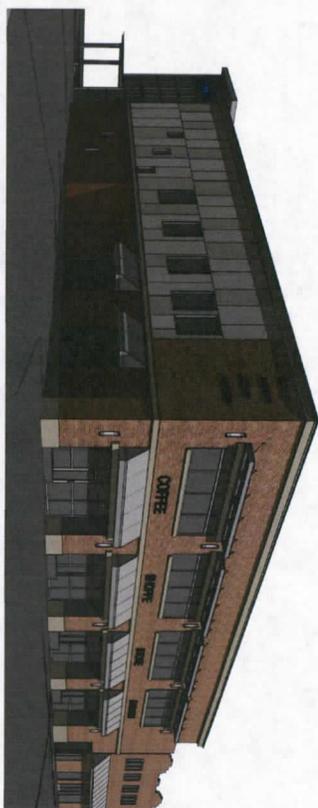
APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING AN ENVIRONMENTAL DOCUMENT WITH THE ALAMEDA COUNTY CLERK'S OFFICE.

MAKE CHECK PAYABLE TO: **ALAMEDA COUNTY CLERK**

# MEDICAL OFFICE BUILDING & RETAIL

3814 MACARTHUR BLVD, OAKLAND, CA 94619

## DESIGN REVIEW



**DESIGN REVIEW SHEET INDEX**

DRO	Cover Sheet
DR1	Prelim Site Plan
DR2	Prelim Floor Plan
DR3	Prelim Second Floor
DR4	Prelim Elevations
C1	Topographic Survey
C2	Preliminary Grading, Drainage and Utility Plan
C3	Preliminary Utility Plan
C4	Storm Water Quality Control Plan
L-1	Prelim Landscape Plan
EDR-2	Site Plan Photometric Calculation

### PROJECT DESCRIPTION

**PROJECT DESCRIPTION:**  
 THE SCOPE OF WORK COVERED BY THE DESIGN REVIEW APPLICATION INCLUDES:

- DEVELOP ALL EXISTING STRUCTURES (SLAB/FOOTINGS/PAVING) ON THE PROPOSED NEW TWO STORY MIXED USE RETAIL MEDICAL OFFICE BUILDING (DIAGNOSIS TREATMENT CENTER) 24 DIAGNOSIS STATIONS AND SUPPORT SERVICES - TOTAL BUILDING: 13,751 SF (3,614 SF RETAIL GROUND FLOOR + 10,139 SF CLINIC) NEW PARKING LOT (23 STALLS)

**PROJECT DATA:**  
 ZONING: CN-2  
 HEIGHT - COMMERCIAL CORRIDOR: 35  
 GENERAL PLAN DESIGNATION: NEIGHBORHOOD CENTER MIXED USE

**DEVELOPMENT STANDARDS:**

FRONT SETBACK	0 FT/ 10 FT MAXIMUM	PROPOSED	0 FT
SIDE SETBACK	0 FT		0 FT
REAR SETBACK	0 FT/10/15 FT MAX		0 FT
BUILDING HEIGHT	95 FT MAXIMUM		95 FT
PARKING (1 SF/600 SF GBA)	23 SPACES		23 SPACES
BICYCLE PARKING	2 ST/2 LT		3 ST/4 LT

### PROJECT TEAM

**DEVELOPER / APPLICANT:**  
 I-I-A  
 2HR  
 FUTURE M, I-21 AND B OCCUPANCIES

**ARCHITECT:**  
 HARRIMAN KINYON ARCHITECTS, INC.  
 100 OAKLAND BLVD, SUITE 300  
 OAKLAND, CA 94612 (PH) 425-54-9132  
 CONTACT: DANIEL KINYON

**DATE:**  
 2015

**LANDSCAPE:**  
 SERENA DESIGN GROUP  
 1500 BAYVIEW BLVD  
 SAN FRANCISCO, CA 94134  
 CONTACT: DANIEL KINYON  
 415-460-4022

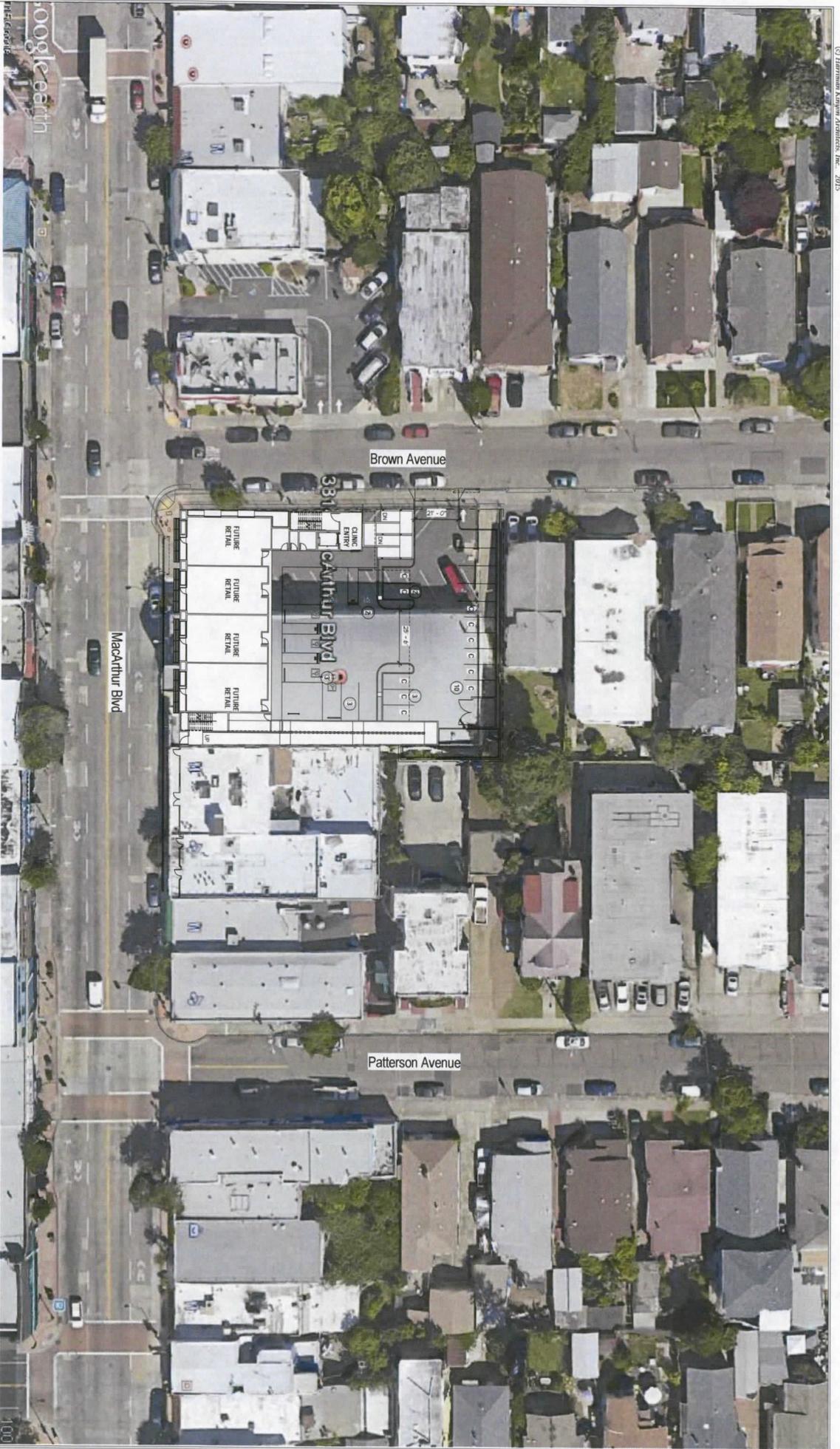
**CALIFORNIA CONSULTANT:**  
 2007 BUCHHANN STREET, #1  
 SAN FRANCISCO, CA 94115  
 CONTACT: PAUL CORNEA

### VICINITY MAP



**Harriman Kinyon Architects, Inc.**  
 100 Oakland Blvd, Suite 300  
 Oakland, CA 94612  
 (PH) 425-54-9132

**Oakland Laurel Medical Office & Retail**  
 3814 MacArthur Blvd  
 Oakland, CA 94619



PRELIM SITE PLAN



**Harriman Kinyon**  
**Architects, Inc.**  
 1800 Oakland Blvd, Suite 300  
 Oakland, CA 94612  
 PH: 510.434.8123

**Oakland Laurel Medical Office & Retail**  
 3814 MacArthur Blvd  
 Oakland, CA 94619

**Hartman Kinyon**  
Architects, Inc.  
1801 Oakland Blvd, Suite 200  
Oakland, CA 94612  
Tel: 510-434-1100  
Fax: 510-434-1120

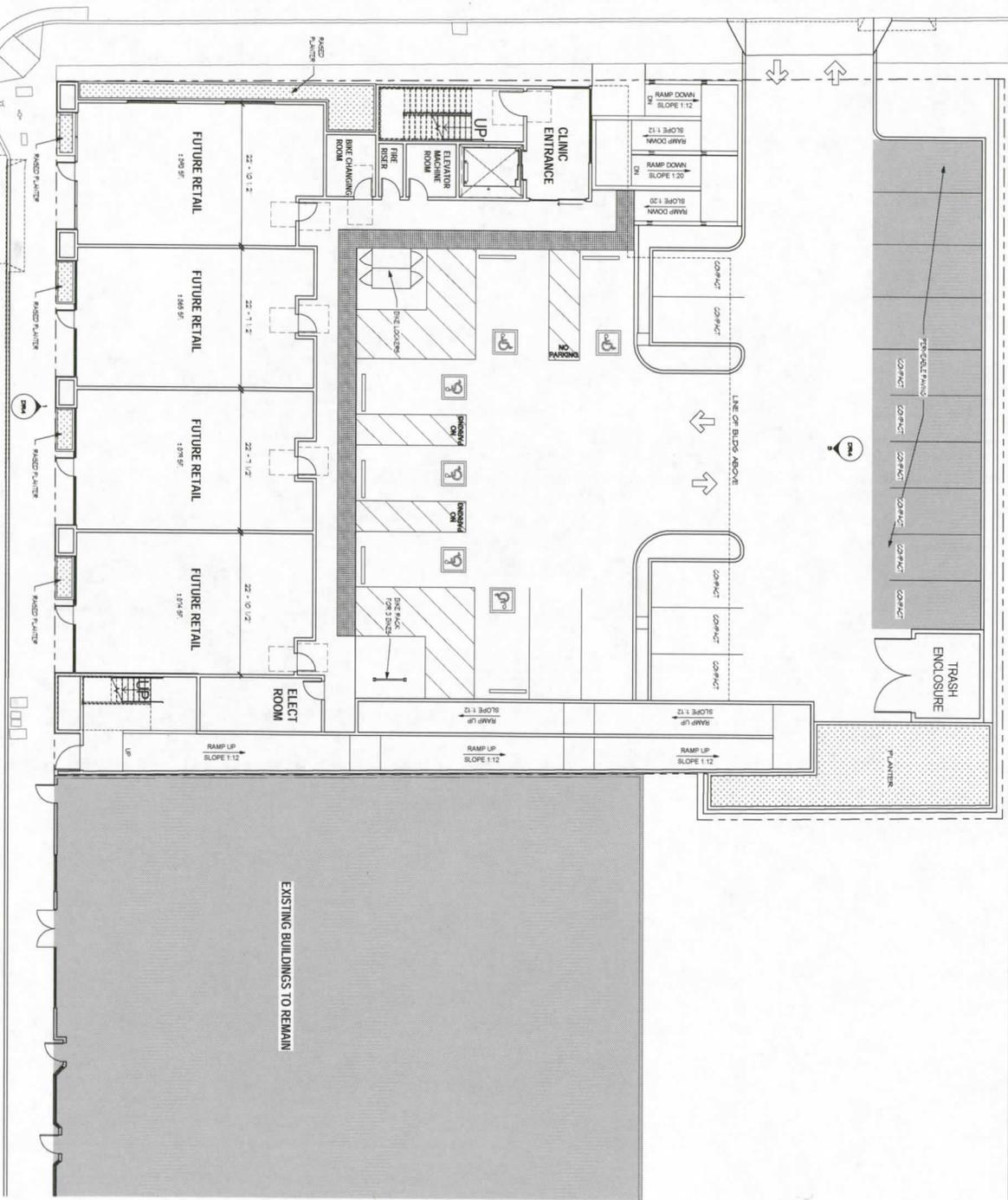
PRELIM FLOOR PLAN

MacArthur Blvd

# Oakland Laurel Medical Office & Retail

3814 MacArthur Blvd  
Oakland, CA 94619

DR2  
08/18/15

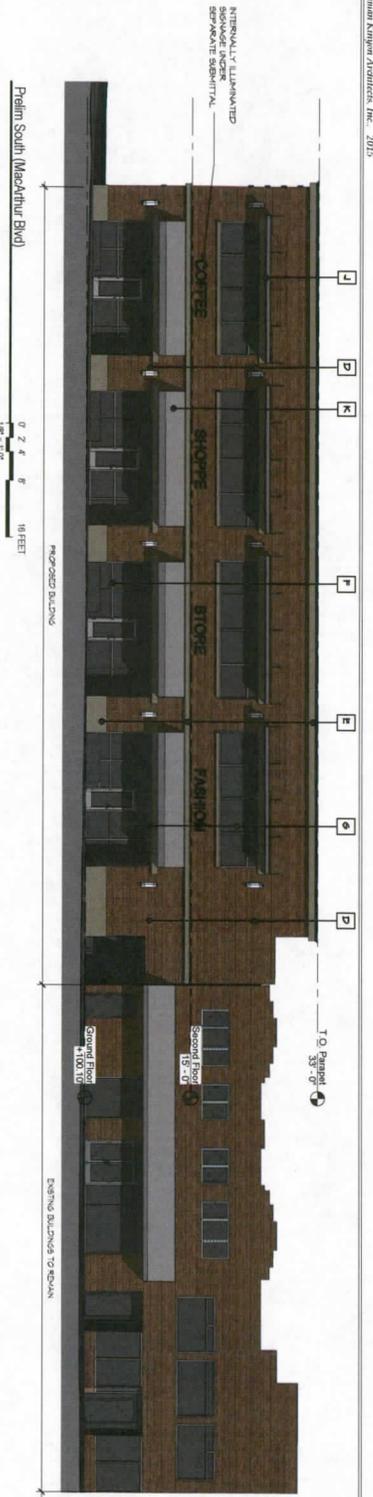


Brown Avenue

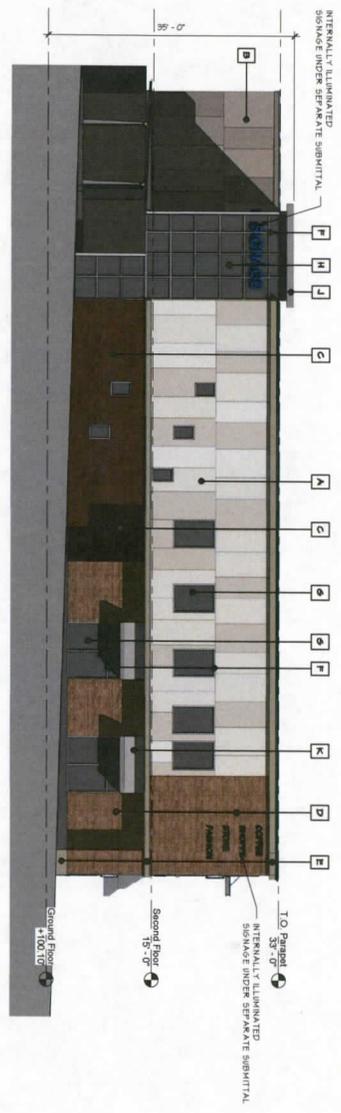


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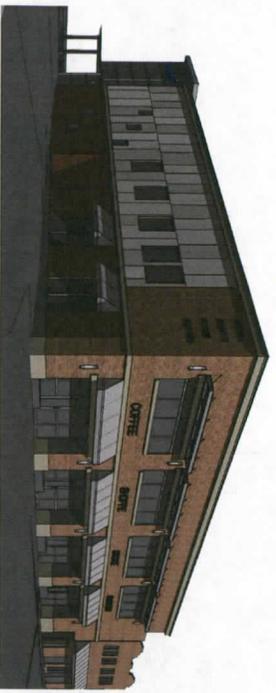




Plain South (MacArthur Blvd)  
1/8" = 1'-0"  
18 FEET



Plain West (Brown Avenue)  
1/8" = 1'-0"  
18 FEET

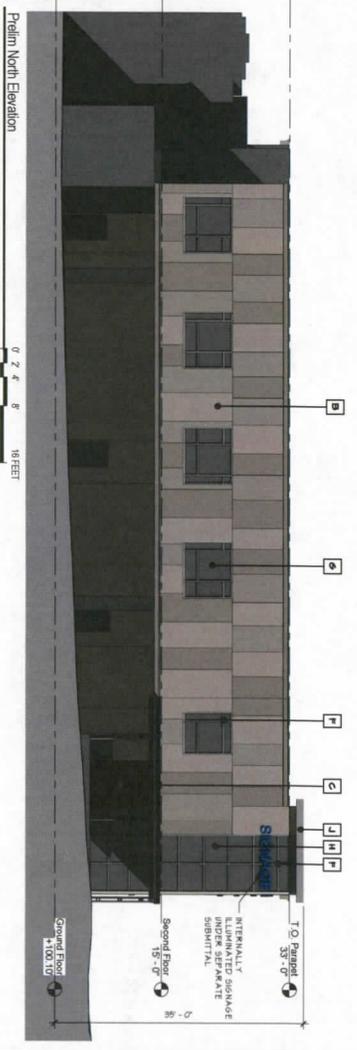


Corner Perspective

**Harriman Kinyon Architects, Inc.**  
3801 Cabot Road, Suite 300  
Redwood City, CA 94066  
Tel: 650-941-1120  
Fax: 650-941-1123

**Oakland Laurel Medical Office & Retail**

3814 MacArthur Blvd  
Oakland, CA 94619



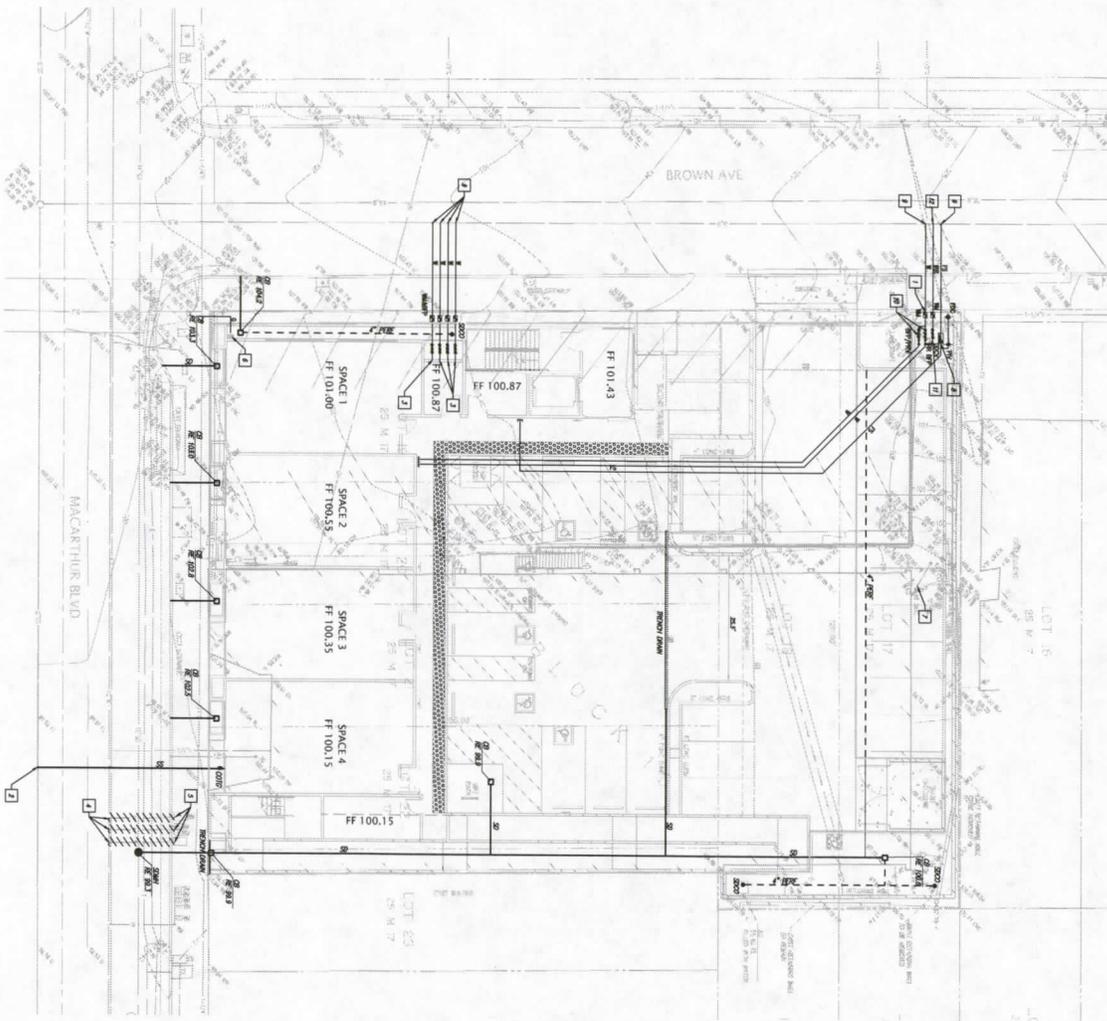
Plain North Elevation  
1/8" = 1'-0"  
18 FEET

**FINISH AND MATERIAL SCHEDULE**

A	315 STAINLESS STEEL PANELS AND WINDOW FINISH
B	315 STAINLESS STEEL PANELS
C	315 STAINLESS STEEL PANELS
D	315 STAINLESS STEEL PANELS
E	315 STAINLESS STEEL PANELS
F	315 STAINLESS STEEL PANELS
G	315 STAINLESS STEEL PANELS
H	315 STAINLESS STEEL PANELS
I	315 STAINLESS STEEL PANELS
J	315 STAINLESS STEEL PANELS
K	315 STAINLESS STEEL PANELS

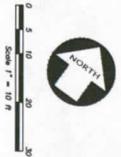






- UTILITY KEYNOTES**
- 1. SEE SHEET 140719-01 FOR GENERAL NOTES.
  - 2. ALL UTILITIES SHALL BE INSTALLED AT 10' DEPTH UNLESS OTHERWISE NOTED.
  - 3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE AND THE CALIFORNIA ELECTRICAL CODE.
  - 4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND THE CALIFORNIA PLUMBING CODE.
  - 5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GAS CODE AND THE CALIFORNIA FIRE CODE.
  - 6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER CODE AND THE CALIFORNIA IRRIGATION CODE.
  - 7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA TELECOMMUNICATIONS CODE AND THE CALIFORNIA BROADCASTING CODE.
  - 8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA TRANSPORTATION CODE AND THE CALIFORNIA HIGHWAY CODE.
  - 9. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND THE CALIFORNIA WATER RESOURCES CODE.
  - 10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AGRICULTURE CODE AND THE CALIFORNIA FORESTRY CODE.

- UTILITY LEGEND**
- 1. WATER MAIN
  - 2. WATER SERVICE
  - 3. SEWER MAIN
  - 4. SEWER SERVICE
  - 5. GAS MAIN
  - 6. GAS SERVICE
  - 7. STORM SEWER MAIN
  - 8. STORM SEWER SERVICE
  - 9. TELEPHONE
  - 10. CABLE
  - 11. FIBER OPTIC
  - 12. UNIDENTIFIED UTILITY IN PLACE



DATE	09/11/2015
SCALE	1" = 10'
DESIGNER	INC
SHEET	140719-03
OF	3

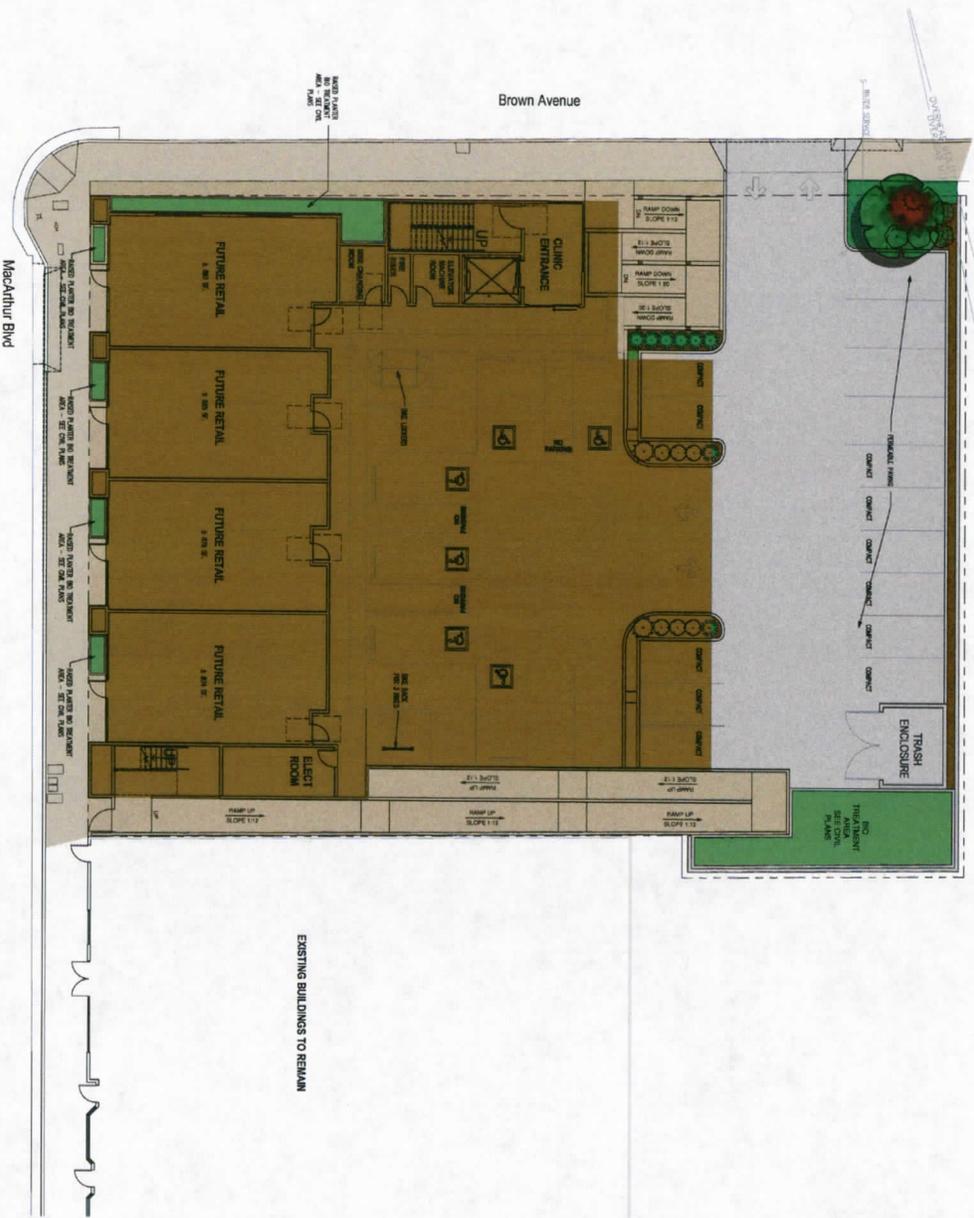
**PRELIMINARY UTILITY PLAN**  
 OF  
**3814 MACARTHUR BOULEVARD**  
 FOR  
**DAVITA**  
 CALIFORNIA



**KIER & WRIGHT**  
 CIVIL ENGINEERS & SURVEYORS, INC.  
 2850 Colton Canyon Road Phone (925) 241-8788  
 Livermore, California 94551 Fax (925) 241-8786

NO.	REVISION	BY	DATE





EXISTING BUILDINGS TO REMAIN

**PLANT SCHEDULE**

ITEMS	BOTANICAL NAME	COMMON NAME	CODE	WATER USE	PLANTED DATE	QTY
1	Ligustrum x Fraxinea	Cornus Variegata	1.5 gal	Low	11/17/0	1
2	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
3	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
4	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
5	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
6	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
7	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
8	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
9	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
10	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
11	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
12	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
13	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
14	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
15	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
16	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
17	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
18	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
19	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
20	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
21	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
22	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
23	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
24	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
25	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
26	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
27	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
28	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
29	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
30	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty
31	Botanical Name	Common Name	Code	Water Use	Planted Date	Qty

**LANDSCAPE DESIGN NOTES**

1. REFER TO ALL LANDSCAPE PLANS FOR BIO TREATMENT AREAS.
2. THESE ARE 4750 SQUARE FEET OF LANDSCAPE AREAS SHOWN ON THE PLAN AND ARE NOT TO BE CONSIDERED AS A PART OF THE PROPOSED PLANTING SHALL BE REBERGATED WITH A FILLY AUTOMATIC IRRIGATION SYSTEM.



SCALE: 1" = 20'-0"  
 DATE: 5/11/15

**Starr Studio Group**  
 Landscape Architects  
 1500 Grand Avenue  
 Oakland, CA 94612  
 510.434.8800  
 www.starrstudio.com

**PRELIMINARY LANDSCAPE PLAN**  
 OAKLAND LAUREL MEDICAL OFFICE & RETAIL  
 30114 WACRENTUR BLVD., OAKLAND, CA

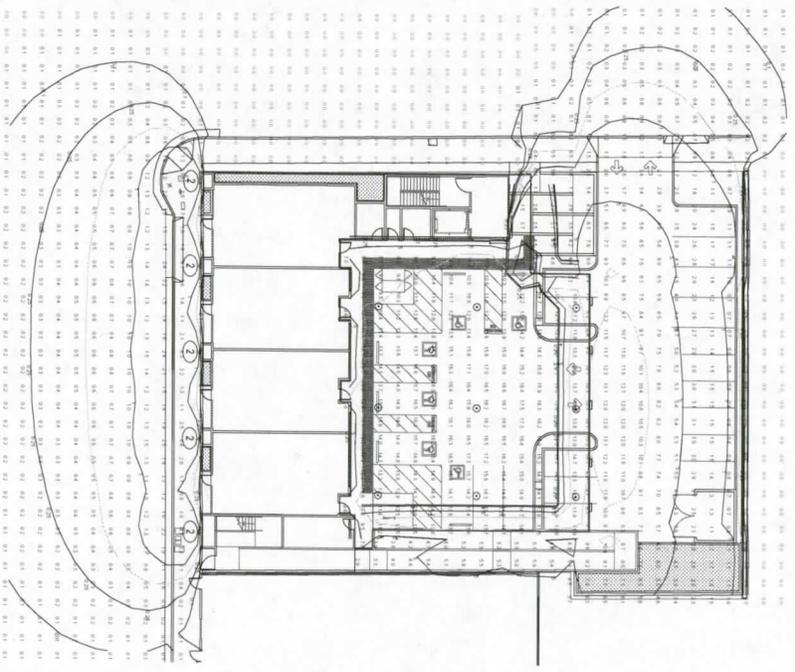
FIXTURE SYMBOL	FIXTURE TYPE	MANUFACTURER CATALOG NUMBER	FIXTURE UNITS	HANGING HEIGHT	HANGING STYLE	LAMP TYPE	REMARKS	VOLTAGE
⊙	A	LINDUNA D86C-LED-30C-1000-50K-15W-VOLT	101	VEERY	SURFACE	INTEGRAL	SURFACE CANOPY LED	120
□	B	LINDUNA D86C-LED-30C-1000-50K-15W-VOLT	109	VEERY	SURFACE	INTEGRAL	BUILDING MOUNTED LED	120
∩	C	LINDUNA REBULB-LED-6-U-4W-3-5W-85A	42	VEERY	SURFACE	INTEGRAL	WALL-MOUNT SCENE	120

**LIGHTING FIXTURE SCHEDULE NOTES**

- 1) VERIFY COLORS AND FINISHES FOR ALL TRIMS, GLASS, METAL, LENSES, ETC. DIM. CONSIDER FROM 1/2" NOTATION. PROVIDE FULL RANGE OF FINISHES. STAINLESS STEEL COLOR OPTIONS BEING REQUESTED.

**SHEET NOTES**

- 1) PHOTOMETRIC CALCULATION PREPARED USING VIALUX 7.2 SOFTWARE AND DATA PROVIDED BY MANUFACTURERS. VERIFY ALL DIMENSIONS FROM ADJACENT EXISTING LIGHTING OR AMBIENT LIGHTING CONDITIONS.
- 2) (1) TYPE C LUMINAIRE - (1) MOUNTED AT 7' AND (1) MOUNTED AT 23'.



⊙ A SITE PLAN - PHOTOMETRIC CALCULATION  
1" = 8'-0"

**Harriman Kinyon**  
Architects, Inc.  
10250 SAKALING  
VOLUNTARIUM, CA 94606  
PH: 510.431.1100

**Oakland Laurel Medical Office & Rental**

3814 MacArthur Blvd.  
Oakland, CA 94619

**ENSEN ENGINEERING INC.**  
Professional Engineer  
No. 10000  
PH: (770) 862-2288  
FAX: (770) 862-2288  
WWW.ENSENINC.COM  
EMAIL: PENGINE@ENSENINC.COM



**Laurel District Association**  
**Laurel Business Improvement District**  
**Oakland, CA**  
***Grow the Laurel!***



***Letter of Support***

March 5, 2016  
Laurel District Association  
4222 MacArthur Blvd.  
Oakland, CA. 94619

It is my pleasure to write a letter of support for the **proposed development at 3814 MacArthur Blvd.** The proposal for ground floor retail and a second floor medical facility on the corner property at Brown Ave. and MacArthur Blvd. was presented to the Laurel District Association (BID) at the November 16, 2015 Board meeting. The LDA Board feels this project will benefit the District by revitalizing this large parcel in the heart of the Laurel commercial corridor. The Board is in favor of the demolition of the existing blighted structure on the property and pleased to see the activation of the full retail frontage along MacArthur.

The Laurel District Association encourages the City of Oakland Planning Department to support the change of use and development plan proposed for 3814 MacArthur Blvd. as presented Harriman Kinyon Architects on behalf of DaVita.

Sincerely,



Daniel Swafford  
Executive Director  
Laurel District Association  
LaurelDistrictAssociation.org

**Laurel District Association**  
**Laurel Business Improvement District**  
**4222 MacArthur Blvd.**  
**Oakland, CA 94619**  
**LaurelDistrictAssociation@yahoo.com**  
**LaurelDistrictAssociation.org**

**Minutes for LDA Meeting**  
**November 16, 2015**  
**4173 MacArthur Blvd, Oakland, CA**

Attending: Jain Williams, Dorothy Okamoto, and Joanne Wong-Lam (Board Members), Daniel Swafford (Exec. Director)

Absent: Kevin Rath and Joanna Gritz

Call to Order: President Jain Williams

- Welcome and Introductions
- Review of Agenda
- Approve Minutes – Sept and Oct 2015 – Motion Joanne; second Jain; All in favor

1. District 4 City Council Update – Adam Simons

- Farmers Market @ Fairfax **Saturdays** 11-3 PM. Hope to revive business district.
- Adam's office hours changed to **Saturdays, 10-Noon at Hive in Dimond**
- Mural update: Daniel to confirm paperwork submittal to be on Public Arts Commission Agenda for Dec 7<sup>th</sup>.

2. Mills College – Laurel Façade Improvement Grant Program plan

- Signage condition survey – Scott, Mills student, surveyed the business signage condition on MacArthur in order to prioritize the ones needing work the most. This survey, though subjective due to the number of students involved, looks at signage where our LDA matching dollars can have the most impact. Question raised was whether there's a section (building cluster) that can be improved. Scott to revisit survey to streamline signage condition criteria to be more consistent.
- Streamlining permit process – presented by Christine, Mills student.
  - Ideas include umbrella permit for a certain number of signage, help with contacting Planning point person, council member, contractors, and BID for support
- Program to proposals and suggestions to wrap up at the end of semester with one or two students who may be interested in following up with implementation phase.

3. Planning Application 3814 MacArthur – DaVita Dialysis

- Plan has addressed retail concern of LDA and included 4 spaces, 900 Sq. ft. approx. each, facing MacArthur. No ADA restrooms included and dividing walls flexible depending on tenant/retail use.
- Budgeted for 2 year permit/build process
- Have met with a few planning people, including Betty Marvin historic advisor with Planning Dept who asked for brick façade and awnings.

- Already identified local patients so ready to go, but no definitive timeline from City
  - Parking – 24 parking spots, lot to be graded 3 feet below grade. Mostly parking for staff, a third of the patients, and retail customers.
  - See attached for plans and elevation submitted to Design Review on 9/18/15. Public Posting period has expired without comment.
4. Merchant Watch and Security Update – Che absent
- General Board concern over lack of response to email/calls to Tur Ha, staff consistency and training as well as being uninformed about recent robberies and shoplifting.
  - Also questions whether Urban Shield can organize and train block captains into an effective program since Tur Ha has had one year to date to develop program without much progress.
  - Daniel shared about an App to help provide accountability for time clock when Urban Shield is on MacArthur and beginning patrol.
  -
5. Executive Director Report - Daniel
- Meeting with installer to give lights/banners which should be installed later this week. 44 Banners and 16 lights (photo cells)
  - Candi showed design copies of “Shop Laurel” ads to reach wider audience via website, 4 weeks of ad in Eastbay Express, Facebook ads, etc. Board loved the ad designs.
  - Allocation of about \$3K for ad budget
  - Discussion about holiday Laurel program – local bands playing in selected Laurel venues, Santa Stroll, hot cider/candy canes at participating businesses, etc. Only one response to Candi’s survey from businesses. Jain suggested just coming up with 2-3 things that businesses can simply respond yes/no to participation for this year. Daniel and Candi to determine specifics for holiday with further discussion to tie in with LDA’s larger strategic plan to be January 2016.
  - Daniel to assist to find someone who can guide Board discussion on LDA strategic plan.
  - Daniel to meet 11/17/15 with Harold of Peralta to go over maintenance concerns and accountability.
  - Mural – After much discussion, “Love the Laurel!” mural design selected from Fernando’s choices. Blue, purple, and red mosaic background. Fernando to do another mock up. Art commission funding – \$2K

Submitted by Joanne Wong-Lam

3814 MacArthur Blvd.

Case File: PLN15297

Public Notice Date: October 23, 2015

Comments Due Date: November 9, 2015

All property owners within a 300 foot radius received a notice as standard procedure for all cases. Also, all interested parties and neighborhood groups that have signed up for weekly mailings of Applications on File received a notice. Further, notice went out to an additional 200+ property owners that received the Application on file notice for the comment period ending November 9, 2015. Additionally, the notice was placed on the City of Oakland website with all Applications on File, October 23, 2015 as is standard procedure.

Attached: public notice and mailing lists.



## CITY OF OAKLAND

### Bureau of Planning – Zoning Division

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

## ZONING MANAGER PUBLIC NOTICE

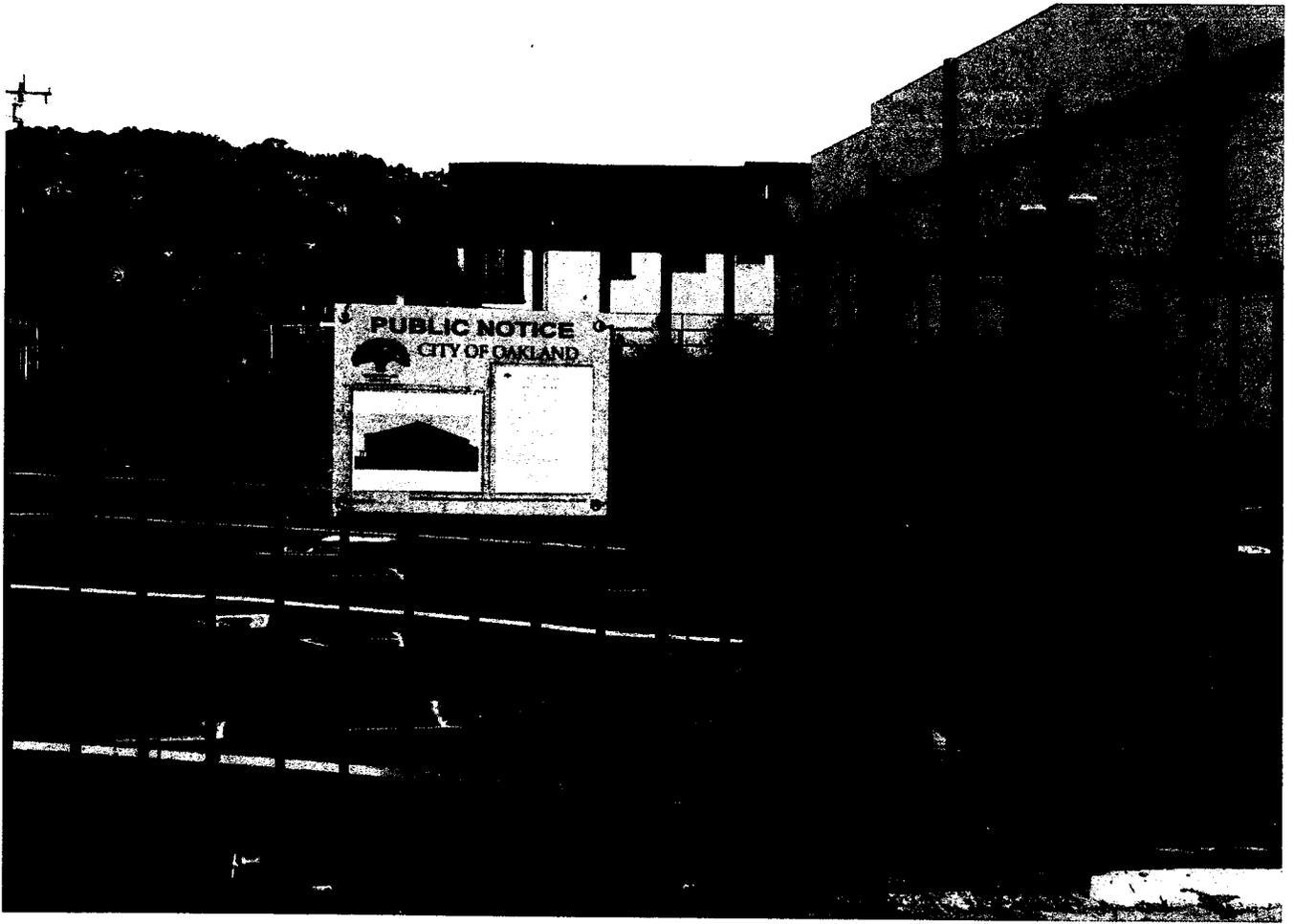
8. **Location:** 3814 MACARTHUR BOULEVARD, OAKLAND, CA 94619  
(APN: 030 191201901)
- Proposal:** To construct a two-story 13,757 square foot medical office (second-floor) with a ground-floor retail building.
- Applicant / Phone Number:** David Kim with Harriman Kinyon Architects / (925) 934-1160 Ext. 21
- Owner:** Dominion Life Christian Center
- Case File Number:** PLN15297
- Planning Permits Required:** Regular Design Review for new construction.
- General Plan:** Neighborhood Center Mixed Use
- Zoning:** CN-2
- Environmental Determination:** 15332-In Fill Development; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning
- Historic Status:** OCHS Rating, Db-2+
- Service Delivery District:** 4
- City Council District:** 4
- 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@oaklandnet.com](mailto:mbradley@oaklandnet.com)

Your comments and questions, if any, should be directed to the **Bureau of Planning – Zoning**, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2031 within **17 calendar days of the posting of this notice**. A decision will be made on the application after this date. If you challenge a decision on this case on appeal and/or in court, you will be limited to issues raised in correspondence delivered to the **Bureau of Planning – Zoning** prior to the close of the public comment period. If you wish to be notified of the decision on this case, please indicate the case number and submit a self-addressed stamped envelope for each to the **Bureau of Planning – Zoning**, 250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Oakland, California 94612-2031.

Please note that the description of the application found above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission or the Commission's Residential Appeals Committee. **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**, 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 seventeen (17) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

**POSTING DATE:** October 23, 2015  
**COMMENTS DUE DATE:** November 9, 2015

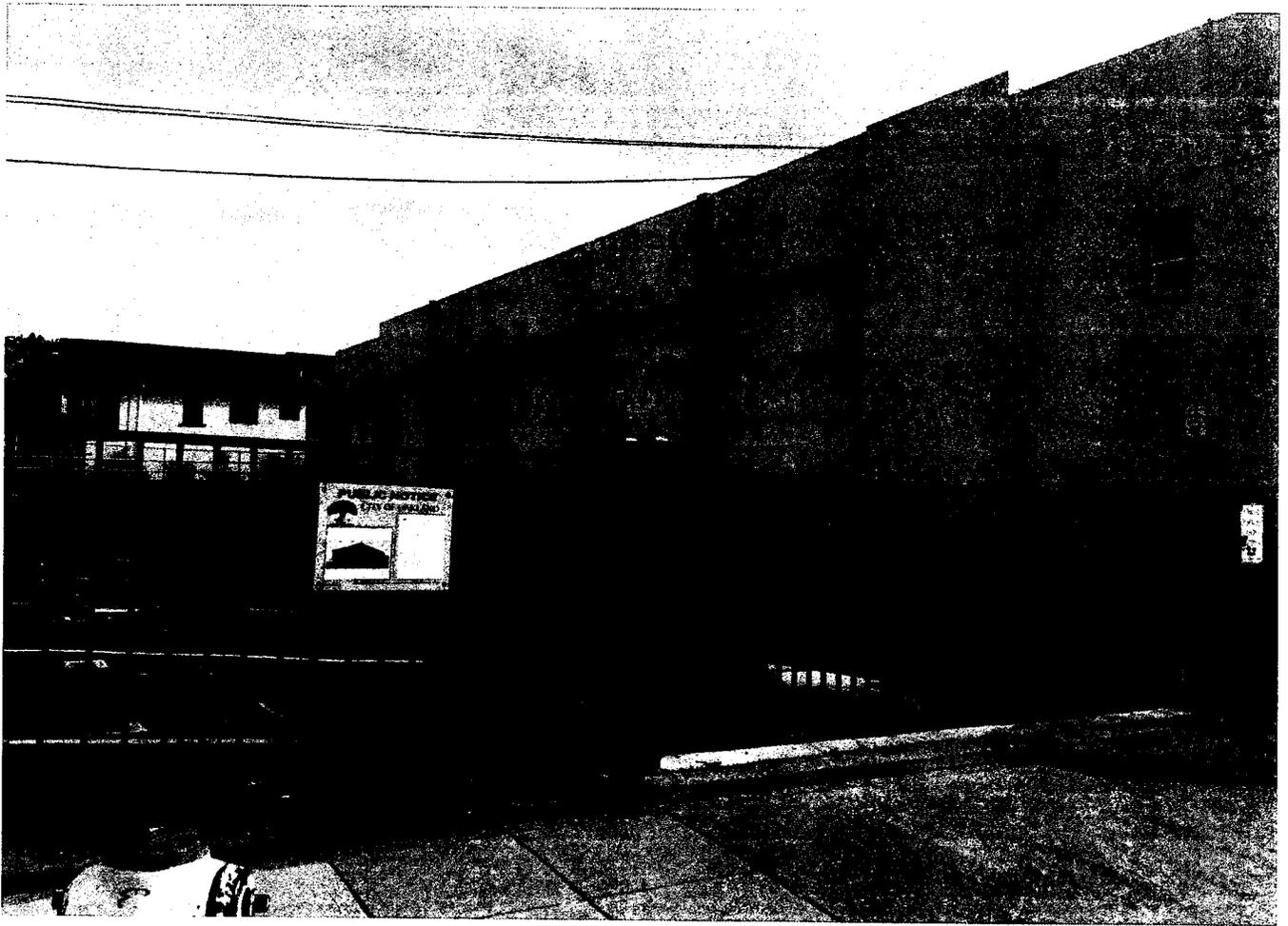
***IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE WHEN POSTED ON SITE***



**PUBLIC NOTICE**  
**CITY OF OAKLAND**

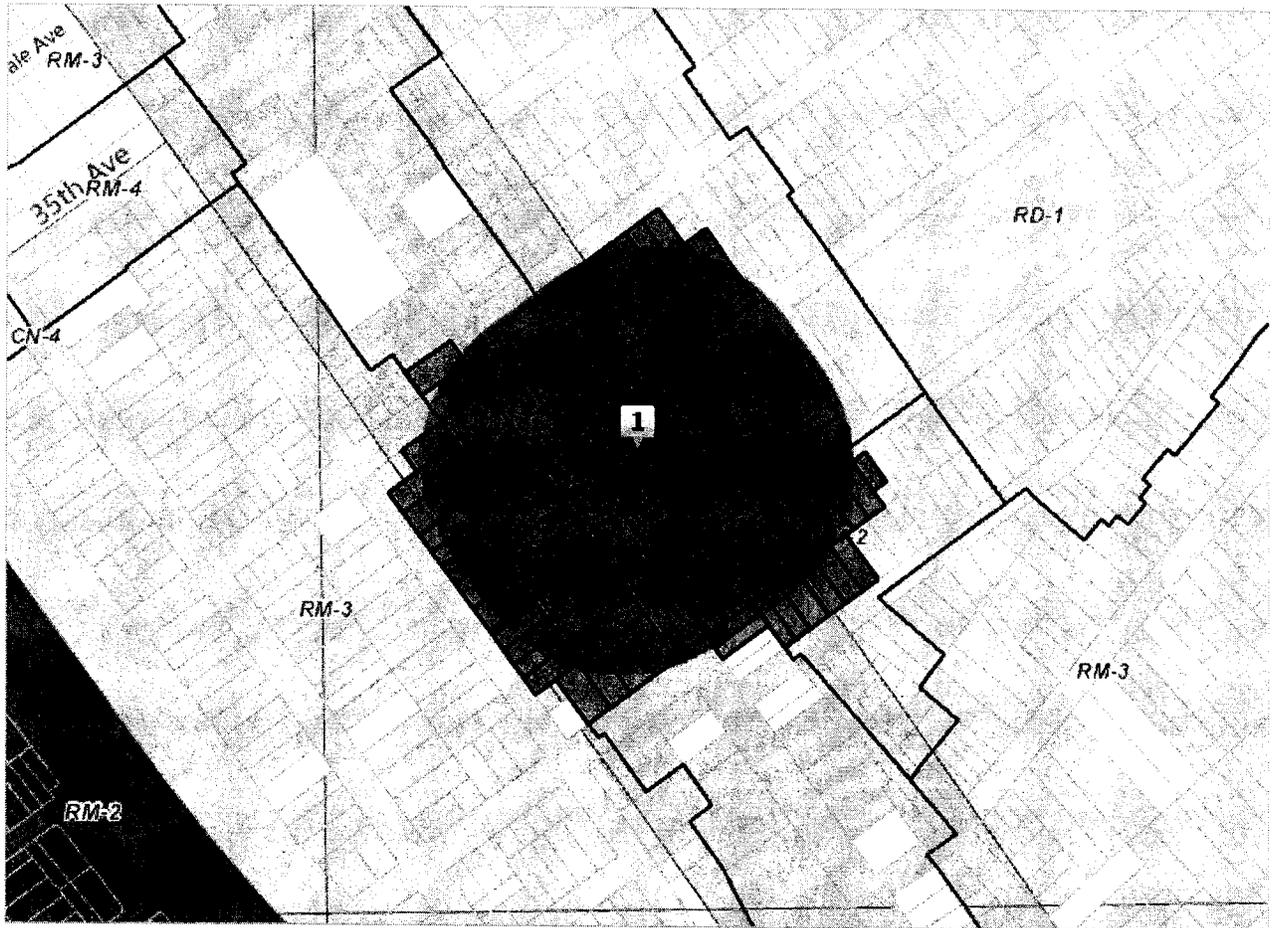


[Illegible text on the right side of the sign]



MEB

# PLN15297



200 ft

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Notes: 3814 Macarthur Blvd

**NEIGHBORHOOD  
LIST**

**REVISED: 07/10/15**

SEE BELOW FOR

*\*INTERNET ONLY*

B-9  
STEPHEN G PARMELEE  
5658 BROADWAY  
OAKLAND CA 94618

C-25  
TOM HAW  
105 ALPINE TER  
OAKLAND CA 94618

C-33  
FR TIMOTHY K JOHNSON  
176 RIDGEWAY AVE  
OAKLAND CA 94611

F-11 (& F-13)  
JOHN JAY  
10700 MACARTHUR BLVD, STE 200  
OAKLAND CA 94605

G-3 (1)  
MICHAEL GABRIEL  
3945 GREENWOOD AVE  
OAKLAND CA 94602

G-3 (2)  
GLENVIEW NEIGHBORHOOD ASSOC.  
Richard Johnson  
4200 Park Boulevard,  
PO Box 111  
Oakland, CA 94602

G-5  
STEPHEN MENDE  
5940 GRIZZLY PEAK AVE  
OAKLAND CA 94611

J-6  
CHRISTINE ANDERSON  
5095 DUBLIN AVE  
OAKLAND CA 94602

M-2  
SANDRA TRIGG  
8904 MACARTHUR BLVD  
OAKLAND CA 94605-4029

N-1  
JOSEPHINE LEE  
1159 54<sup>TH</sup> STREET  
OAKLAND CA 94608

O-3-1 (& S-21)  
GORDON (DON) LINK  
6510 RAYMOND ST  
OAKLAND CA 94609

O-3-7  
GLADYS GREEN  
1187 78<sup>TH</sup> AVE  
OAKLAND, CA 94612

O-15  
ELLEN WYRICK PARKINSON  
1420 MAGNOLIA ST  
OAKLAND CA 94607

(O-15-1)  
MICHAEL TAFFET  
1027 ADELIN STREET  
OAKLAND CA 94607-2711

O-20  
RUSSELL CREIGHTON  
P.O. BOX 27321  
OAKLAND CA 94602

P-3  
PIEDMONT AVENUE  
NEIGHBORHOOD  
IMPROVEMENT LEAGUE  
PO BOX 20375  
OAKLAND CA 94620-0375

P-9  
ANN KRAYNAK  
3871 PIEDMONT AVE  
OAKLAND CA 94611  
*INTERNET ONLY*

R-2A  
ERIC NEVILLE  
5409 THOMAS AVE  
OAKLAND CA 94618-1749

R-3  
ARVI DORSEY  
440 SUNNYSLOPE AVE  
OAKLAND, CA 94610

S-11  
GARY KNECHT  
229 HARRISON ST  
OAKLAND CA 94607

W-4  
W.O.C.A.  
GEORGE BURTT  
PO BOX 1947  
ORINDA CA 94563

3835 MACARTHUR BLVD. LLC  
3835 MACARTHUR BLVD  
, CA  
PLN15297

BEDINI DEBORAH M  
3634 PATTERSON AVE  
OAKLAND, CA 94619  
PLN15297

BEDINI DINA  
3819 KANSAS ST  
OAKLAND, CA 94619  
PLN15297

BEERY MARIE E  
2135 WESTLAKE DR  
KELSEYVILLE, CA 95451  
PLN15297

BENSON JEANETTE A  
3644 LOMA VISTA AVE  
OAKLAND, CA 94619  
PLN15297

BERNARDINI JESSICA A  
3827 KANSAS ST  
OAKLAND, CA 94619  
PLN15297

CHAN CHO C  
3636 LOMA VISTA AVE  
OAKLAND, CA 94619  
PLN15297

CHAN CORINNA Y  
3715 KANSAS ST  
OAKLAND, CA 94619  
PLN15297

CHAN MAY M  
3486 39TH AVE  
OAKLAND, CA 94619  
PLN15297

CHANG HENRY E & ERICA L  
3826 REDDING ST  
OAKLAND, CA 94619  
PLN15297

CHAU COLLEEN L & ZHOU MEI L ETAL  
3646 PATTERSON AVE  
OAKLAND, CA 94619  
PLN15297

CHEN WEN Y & VAN CHAU L ETAL  
1210 VICTOR AVE  
SAN LEANDRO, CA 94579  
PLN15297

CHENG BETTY & WONG WANDA  
7719 PINEVILLE CIR  
CASTRO VALLEY, CA 94552  
PLN15297

CHENG HE T & LAU KITTY Y  
3653 PATTERSON AVE  
OAKLAND, CA 94619  
PLN15297

CHEUNG PAK S & YUK Y TRS & WING K  
851 LARCH AVE  
SOUTH SAN FRANCISCO, CA 94080  
PLN15297

CHUNG JUDY B & TAM WAI Y  
3217 MONMOUTH CT  
PLEASANTON, CA 94588  
PLN15297

CORNERSTONE MISSIONARY BAPTIST  
CHURCH  
3535 38TH AVE  
OAKLAND, CA 94619  
PLN15297

DANG RAYMOND K & LANH L  
3657 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

DAVID F CHIU & ALICE F NG ETAL  
OAKLAND, CA  
PLN15297

DO HONG L & KIM L ETAL  
286 BEACH RD  
ALAMEDA, CA 94502  
PLN15297

DO KEVIN  
3708 REDDING ST  
OAKLAND, CA 94619  
PLN15297

DOMINION LIFE CHRISTIAN CENTER  
3814 MACARTHUR BLVD  
OAKLAND, CA 94619  
PLN15297

FENG ALEXANDER & OSSLER CHARLENE  
3824 MACARTHUR BLVD  
OAKLAND, CA 94619  
PLN15297

FIUTEK HALINA & BOMBERGER SOPHIA W  
TR  
951 MACARTHUR BLVD  
OAKLAND, CA 94610  
PLN15297

GRIGSBY DANIEL W & SARATH S  
18917 LAMSON RD  
CASTRO VALLEY, CA 94546  
PLN15297

HA LONG V & TRAN HUONG T  
3640 PATTERSON AVE  
OAKLAND, CA 94619  
PLN15297

HANNA FRANCES A & JESKALIAN BARBARA  
J TR  
PO BOX 175  
SANTA BARBARA, CA 93102  
PLN15297

HARRINGTON ANDREW J & ENTEEN NOAH  
3663 38TH AVE  
OAKLAND, CA 94619  
PLN15297

HONG DAVID W & YINGKUEN TRS & HONG  
ANTHONY W ETAL  
3712 REDDING ST  
OAKLAND, CA 94619  
PLN15297

JEREZ CRISTINA TR  
3271 FILMORE ST  
ALAMEDA, CA 94501  
PLN15297

KHAO SUN L  
3510 LOMA VISTA AVE  
OAKLAND, CA 94619  
PLN15297

KINDER CO  
PO BOX 13304  
OAKLAND, CA 94661  
PLN15297

KONG SUN K & YONG Y  
3836 MACARTHUR BLVD  
OAKLAND, CA 94619  
PLN15297

KORBER MELISSA  
3624 LOMA VISTA AVE  
OAKLAND, CA 94619  
PLN15297

KUANG HAIHUA TR  
1320 45TH AVE  
SAN FRANCISCO, CA 94122  
PLN15297

LANG TRUC T & HO MUI A  
3665 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

LAU ELSA  
909 RAMONA AVE  
ALBANY, CA 94706  
PLN15297

LAU KOON P & PUI H TRS  
3630 PATTERSON AVE  
OAKLAND, CA 94619  
PLN15297

LE BA H  
3628 LOMA VISTA AVE  
OAKLAND, CA 94619  
PLN15297

LE STEVEN  
3834 REDDING ST  
OAKLAND, CA 94619  
PLN15297

LEE EDWARD C  
3650 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

LEE FLORENCE G  
3825 KANSAS ST  
OAKLAND, CA 94619  
PLN15297

LEE MAUREEN F & CULLEN DENIS B  
3649 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

LEE MILDRED TR  
4091 OAKHILL RD  
OAKLAND, CA 94605  
PLN15297

LEE PAUL K & CYNTHIA H  
3630 QUIGLEY ST  
OAKLAND, CA 94619  
PLN15297

LEI YI P & YONG Q ETAL  
3645 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

LEUNG VICTORIA B  
29 TYSON CIR  
PIEDMONT, CA 94611  
PLN15297

LI JENNY J  
733 6TH AVE  
SAN FRANCISCO, CA 94118  
PLN15297

LOUIS EUGENE T JR TR  
3634 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

LUI BUNG L & HELEN  
3639 PATTERSON AVE  
OAKLAND, CA 94619  
PLN15297

MA OSMAN P & KATHERINE K TRS & FENG  
KYLE  
9 PALA AVE  
PIEDMONT, CA 94611  
PLN15297

MAGRI LELE TR  
3628 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

MARCHMAN BREE A  
3653 38TH AVE  
OAKLAND, CA 94619  
PLN15297

MILLERDEEM PAMELA TR  
715 CLARET SOUTH  
CALISTOGA, CA 94515  
PLN15297

MORALES RAMONA L TR  
3627 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

MUELLER KRISTI K  
4145 MAYBELLE AVE  
OAKLAND, CA 94619  
PLN15297

NGHIEP HUA & LAN TRAN N  
450 37TH ST  
OAKLAND, CA 94609  
PLN15297

NHN PROPERTIES LLC & RISHWAIN TANYA  
N  
1526 FIFTH AVE  
SAN RAFAEL, CA 94901  
PLN15297

NICOLA NICK S JR & RONALD S ETAL  
31 CAMERON CT  
DANVILLE, CA 94506  
PLN15297

OKAMOTO DOROTHY T TR  
3714 MACARTHUR BLVD  
OAKLAND, CA 94619  
PLN15297

PANG AVA L  
3840 WILSON AVE  
CASTRO VALLEY, CA 94546  
PLN15297

PAULISICH DOUGLAS J  
3720 MACARTHUR BLVD  
OAKLAND, CA 94619  
PLN15297

PENSERGA LUELLA  
3666 PATTERSON AVE  
OAKLAND, CA 94619  
PLN15297

PERRY JAMES L  
4116 DICKSON CT  
OAKLAND, CA 94605  
PLN15297

PERRY JEROME  
3644 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

RIPLEY JENNIFER  
3618 LOMA VISTA AVE  
OAKLAND, CA 94619  
PLN15297

RIVERA LOUIS R & MARITZ  
12692 BROOKPARK RD  
OAKLAND, CA 94619  
PLN15297

RUANO RANDOLPH B  
3654 LOMA VISTA AVE  
OAKLAND, CA 94619  
PLN15297

SAAVEDRA SALVADOR M & MARIA E TRS  
14535 RIVERVIEW DR  
DELHI, CA 95315  
PLN15297

SENA DORINDA A TR  
3816 REDDING ST 3  
OAKLAND, CA 94619  
PLN15297

SLOVER JOHN J & RITAMARIE TRS  
P.O. BOX 790422  
PAIA, HI 96779  
PLN15297

SOLNORDAL BORGAR M & JEANNE  
25 LA SALLE AVE  
PIEDMONT, CA 94611  
PLN15297

SOLOMON SIERRA & STEVEN  
3633 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

SOTELO ROBERTO & PAULA  
3655 38TH AVE  
OAKLAND, CA 94619  
PLN15297

TANG KWONG M & GUAN QIU L  
3617 REDDING ST  
OAKLAND, CA 94619  
PLN15297

TODOS CALIFORNIA LLC  
640 S VAN NESS AVE  
SAN FRANCISCO, CA 94110  
PLN15297

TOM STEVEN E  
3610 LOMA VISTA AVE  
OAKLAND, CA 94619  
PLN15297

WFGP LLC  
425 15TH ST  
OAKLAND, CA 94612  
PLN15297

WONG DEAN T & DEANNA Y  
3800 REDDING ST  
OAKLAND, CA 94619  
PLN15297

WONG FRED S & NANCY L TRS  
3920 MACARTHUR BLVD  
OAKLAND, CA 94619  
PLN15297

WOO DAVID K & KAREN  
4096 LAGUNA AVE  
OAKLAND, CA 94602  
PLN15297

WOO HARLAN T  
1429 QUINTANA WAY  
FREMONT, CA 94539  
PLN15297

WORDELL JEANNE M  
3728 REDDING ST  
OAKLAND, CA 94619  
PLN15297

YOUNG TOMMIE L TR  
10816 GOLF LINKS RD  
OAKLAND, CA 94605  
PLN15297

YU DIANA  
3619 BROWN AVE  
OAKLAND, CA 94619  
PLN15297

YU EDDY G & CHANG FRED A Y  
907 OTIS DR  
ALAMEDA, CA 94501  
PLN15297

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:

### **November 9, 2015**

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 17-day public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please indicate the Case Number and submit a self-addressed stamped envelope for each case, to the Bureau of Planning-Zoning Division, at the address indicated above.

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 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 seventeen (17) day public comment period. 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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5.                   **Location:** 2940 TELEGRAPH AVENUE, OAKLAND, CA 94609 (APN: 009 069901600)  
                  **Proposal:** To convert an existing ground-floor commercial space to a second residential unit.  
**Applicant / Phone Number:** John Nguyen / (510) 552-2641  
                  **Owner:** Victoria Peckham  
                  **Case File Number:** PLN15282  
**Planning Permits Required:** Regular Design Review to create a new second residential dwelling unit; and Minor Variance for no off-street parking where one parking space is required.  
                  **General Plan:** Community Commercial  
                  **Zoning:** CC-2  
**Environmental Determination:** 15302-Replacement or Reconstruction; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                  **Historic Status:** OCHS Rating, C3  
**Service Delivery District:** METRO  
**City Council District:** 3  
                  **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](mailto:mhackett@oaklandnet.com)

=====

6.                   **Location:** 2500 FOOTHILL BOULEVARD, OAKLAND, CA 94601 (APN: 020 020404600)  
                  **Proposal:** To construct a three-story single family dwelling of approximately 2,800 square feet.  
**Applicants / Phone Number:** Evan and Karuna Holm / (415) 686-4080  
                  **Owners:** Evan & Karuna Holm  
                  **Case File Number:** PLN15290  
**Planning Permits Required:** Regular Design Review for new construction.  
                  **General Plan:** Urban Residential  
                  **Zoning:** RU-1  
**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  
**Service Delivery District:** 3  
**City Council District:** 5  
                  **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@oaklandnet.com](mailto:pvollmann@oaklandnet.com)

=====  
7.                           **Location:** 5506 TAFT AVENUE, OAKLAND, CA 94618      **(APN: 048A705003200)**  
                          **Proposal:** To make building alterations to a non-conforming accessory building. Project will expand one wall at rear (approximately 13 square feet) to allow for structural improvements to the building in the required rear yard setback.  
**Applicants / Phone Number:** Lilley Madeline Lilley & Eric Faurot / (510) 597-1011  
                          **Owners:** Lilley Madeline & Faurot Eric  
                          **Case File Number:** **PLN15291**  
**Planning Permits Required:** Regular Design Review to rebuild a legal non-conforming detached rear accessory building; and  
  Minor Variance to expand rear facing building wall in the rear yard setback.  
                          **General Plan:** Mixed Housing Type Residential  
                          **Zoning:** RM-1  
**Environmental Determination:** 15301-Existing Facilities; and  
  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                          **Historic Status:** OCHS Rating, C2+  
**Service Delivery District:** 2  
                          **City Council District:** 1  
                          **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](mailto:jherrera@oaklandnet.com)

=====  
8.                           **Location:** 3814 MACARTHUR BOULEVARD, OAKLAND, CA 94619 **(APN: 030 191201901)**  
                          **Proposal:** To construct a two-story 13,757 square foot medical office (second-floor) with a ground-floor retail building.  
**Applicant / Phone Number:** David Kim with Harriman Kinyon Architects / (925) 934-1160 Ext. 21  
                          **Owner:** Dominion Life Christian Center  
                          **Case File Number:** **PLN15297**  
**Planning Permits Required:** Regular Design Review for new construction.  
                          **General Plan:** Neighborhood Center Mixed Use  
                          **Zoning:** CN-2  
**Environmental Determination:** 15332-In Fill Development; and  
  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                          **Historic Status:** OCHS Rating, Db-2+  
**Service Delivery District:** 4  
                          **City Council District:** 4  
                          **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@oaklandnet.com](mailto:mbradley@oaklandnet.com)

=====

9.                                   **Location:** 394 50TH STREET, OAKLAND, CA 94609 (APN: 013 114103400)

**Proposal:** Convert basement to habitable space by raising the house 4'-4" and excavating down 1'-8" to add 936 square feet to an existing 1,250 square feet single-family dwelling, where the non-conforming side yard setback (2'-1") exists

**Applicant / Phone Number:** Cari R. Jelen with Cari Design / (510) 717-0037

**Owner:** Dean Sedlacheck

**Case File Number:** PLN15310

**Planning Permits Required:** Regular Design Review for building alterations; and  
Minor Variance to encroach in the minimum required 4'-0" side yard setback where 2'-0" is proposed within the existing non-conforming side yard setback.

**General Plan:** Mixed Housing Type Residential

**Zoning:** RM-1

**Environmental Determination:** 15301-Existing Facilities; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning

**Historic Status:** Non-Historic Property

**Service Delivery District:** 2

**City Council District:** 1

**Action to be Taken:** Pending

**Finality of Decision:** Appealable to Planning Commission

**For Further Information:** Contact case Planner **Caesar Quitevis** at (510) 238-6343 or by email: [cquitevis@oaklandnet.com](mailto:cquitevis@oaklandnet.com)

=====

10.                                   **Location:** 2880 E 16TH ST, OAKLAND, CA 94601 (APN: 025 072900500)

**Proposal:** To construct a detached second residential dwelling at the rear of an existing single-family dwelling for a total of two units on a single lot. -

**Applicant / Phone Number:** Scott Galka / (510) 610-6602

**Owner:** Chin Andy & Cua

**Case File Number:** PLN15322

**Planning Permits Required:** Regular Design Review for new construction.

**General Plan:** Mixed Housing Type Residential

**Zoning:** RM-2

**Environmental Determination:** 15301-Existing Facilities; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning

**Historic Status:** Non-Historic Property

**Service Delivery District:** 3

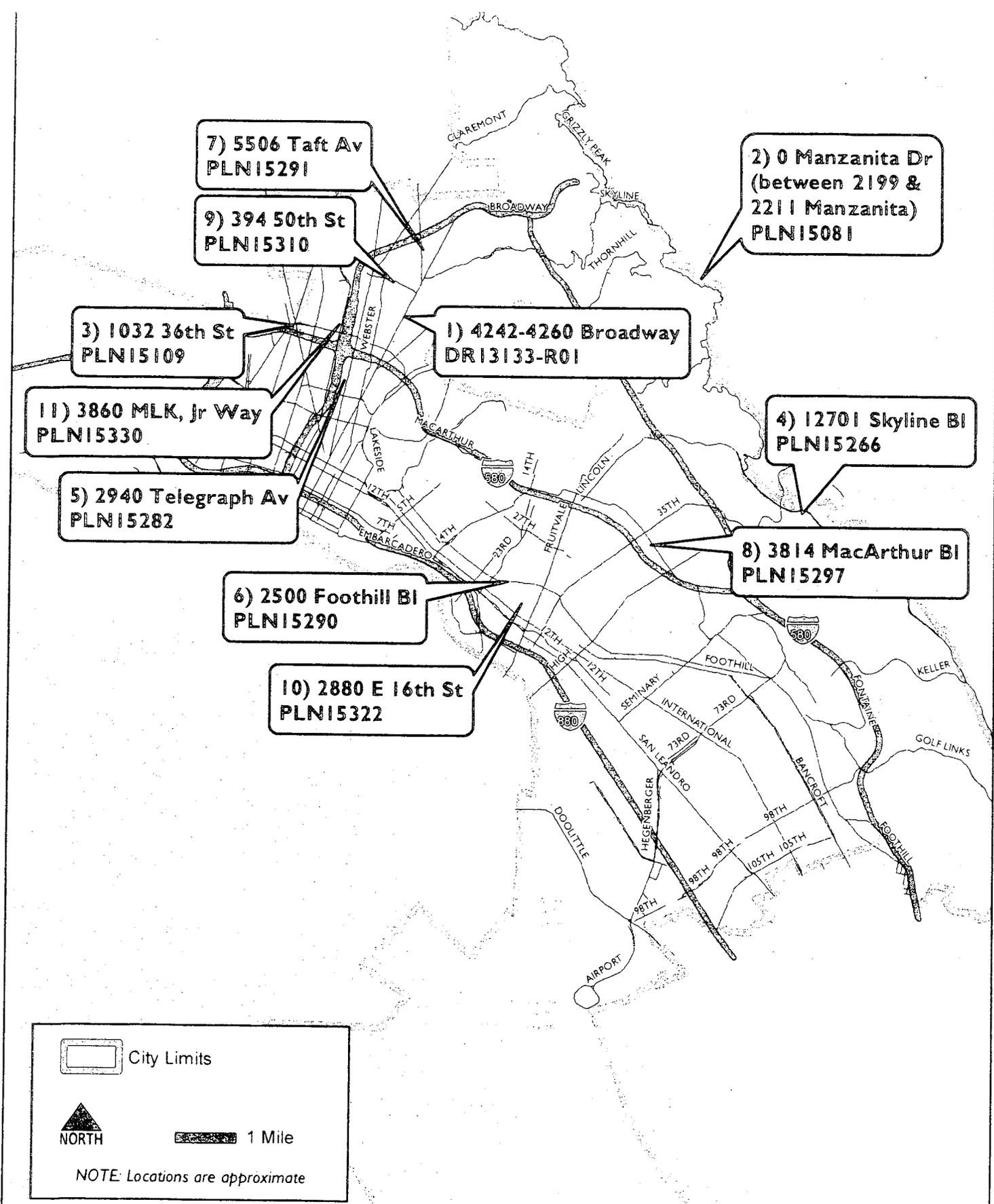
**City Council District:** 5

**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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 Planning & Building Department

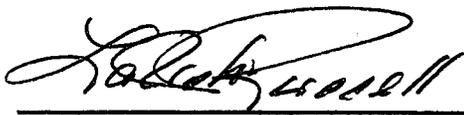


# Applications on File for the Week of October 23, 2015

# CERTIFICATE OF MAIL DEPOSIT FOR PUBLIC NOTICES

I certify that on October 23, 2015 the notices called under the Oakland Zoning and Subdivision Regulations for the following cases were placed into the U.S. Mail system:

CASE FILE NO:	STREET ADDRESS:
1. DR13133-R01	4242 – 4260 Broadway
2. PLN15081	0 Manzanita Drive
3. PLN15109	1032 – 36 <sup>th</sup> Street
4. PLN15266	12701 Skyline Boulevard
5. PLN15282	2940 Telegraph Avenue
6. PLN15290	2500 Foothill Boulevard
7. PLN15291	5506 Taft Avenue
8. PLN15297	3814 MacArthur Boulevard
9. PLN15310	394 – 50 <sup>th</sup> Street
10. PLN15322	2880 E. 16 <sup>th</sup> Street
11. PLN15330	3860 Martin Luther King Jr. Way
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	



(NAME OF PERSON PLACING NOTICES IN MAIL)

10/23/2015

(DATE)

**NEIGHBORHOOD  
LIST**

**REVISED: 07/10/15**

SEE BELOW FOR

*\*INTERNET ONLY*

B-9  
STEPHEN G PARMELEE  
5658 BROADWAY  
OAKLAND CA 94618

C-25  
TOM HAW  
105 ALPINE TER  
OAKLAND CA 94618

C-33  
FR TIMOTHY K JOHNSON  
176 RIDGEWAY AVE  
OAKLAND CA 94611

F-11 (& F-13)  
JOHN JAY  
10700 MACARTHUR BLVD, STE 200  
OAKLAND CA 94605

G-3 (1)  
MICHAEL GABRIEL  
3945 GREENWOOD AVE  
OAKLAND CA 94602

G-3 (2)  
GLENVIEW NEIGHBORHOOD ASSOC.  
Richard Johnson  
4200 Park Boulevard,  
PO Box 111  
Oakland, CA 94602

G-5  
STEPHEN MENDE  
5940 GRIZZLY PEAK AVE  
OAKLAND CA 94611

J-6  
CHRISTINE ANDERSON  
5095 DUBLIN AVE  
OAKLAND CA 94602

M-2  
SANDRA TRIGG  
8904 MACARTHUR BLVD  
OAKLAND CA 94605-4029

N-1  
JOSEPHINE LEE  
1159 54<sup>TH</sup> STREET  
OAKLAND CA 94608

O-3-1 (& S-21)  
GORDON (DON) LINK  
6510 RAYMOND ST  
OAKLAND CA 94609

O-3-7  
GLADYS GREEN  
1187 78<sup>TH</sup> AVE  
OAKLAND, CA 94612

O-15  
ELLEN WYRICK PARKINSON  
1420 MAGNOLIA ST  
OAKLAND CA 94607

(O-15-1)  
MICHAEL TAFFET  
1027 ADELIN STREET  
OAKLAND CA 94607-2711

O-20  
RUSSELL CREIGHTON  
P.O. BOX 27321  
OAKLAND CA 94602

P-3  
PIEDMONT AVENUE  
NEIGHBORHOOD  
IMPROVEMENT LEAGUE  
PO BOX 20375  
OAKLAND CA 94620-0375

P-9  
ANN KRAYNAK  
3871 PIEDMONT AVE  
OAKLAND CA 94611  
*INTERNET ONLY*

R-2A  
ERIC NEVILLE  
5409 THOMAS AVE  
OAKLAND CA 94618-1749

R-3  
ARVI DORSEY  
440 SUNNYSLOPE AVE  
OAKLAND, CA 94610

S-11  
GARY KNECHT  
229 HARRISON ST  
OAKLAND CA 94607

W-4  
W.O.C.A.  
GEORGE BURTT  
PO BOX 1947  
ORINDA CA 94563

APPLICATIONS ON FILE IN INTEREST PARTIES

**Members:**

Barbara Armstrong  
Chan, Alan  
Chatman, Versea  
Dunaway, Cheryl  
Ferracane, Christina  
Gerard, Jennie  
Hogan, Stacey  
Montoya, Moisés  
Rivera, Mike  
Rose, Aubrey  
Russell, LaTisha  
Santoso, Gunawan  
Williams, Keira L.

barbaraarmstrong@comcast.net  
achan@oaklandnet.com  
vchatman@oaklandnet.com  
CDunaway@oaklandnet.com  
CFerracane@oaklandnet.com  
JGerard@oaklandnet.com  
SHogan@oaklandnet.com  
mmontoya@oaklandnet.com  
MRivera@oaklandnet.com  
ARose@oaklandnet.com  
LRussell@oaklandnet.com  
gsantoso@oaklandnet.com  
KWilliams@oaklandnet.com

4225 BROADWAY LLC 323 49TH ST OAKLAND CA 94609 DR13133-R01	ABEYGOONESEKERA LAKMIN V PO BOX 11606 OAKLAND CA 94611 DR13133-R01	ADAMS LAURA L TR 4236 TERRACE ST OAKLAND CA 94611 DR13133-R01
ALPERT DAVID D & LUEBBEN ELIZABETH J 1335 MILVIA ST BERKELEY CA 94709 DR13133-R01	BOOMER JOAN E & KUHN SHERYL L TRS 565 MONTCLAIR AVE OAKLAND CA 94606 DR13133-R01	BOWEN RALPH D TR TRUST A & BOWEN RALPH D TR T ETAL MICHAEL BOWEN 300 RICHARDSON WAY MILL VALLEY CA 94941 DR13133-R01 BUENO YOLANDA D TR 331 42ND ST OAKLAND CA 94609 DR13133-R01
BRANDENBURG KATHRYN R TR 4243 TERRACE ST OAKLAND CA 94611 DR13133-R01	BUEL STEPHEN C & GALLMAN JUDITH M 295 MATHER ST A OAKLAND CA 94611 DR13133-R01	CHOE DAE J TR 72 VIA FLOREADO ORINDA CA 94563 DR13133-R01
CALIFORNIA DRIVE IN RESTAURANTS INC PO BOX 1473 ALAMO CA 94507 DR13133-R01	CHHAYWADE KIM & WADE ROBERT R 293 MATHER ST A OAKLAND CA 94611 DR13133-R01	DEVINCENZI DOMINIC & BARBARA 4300 BROADWAY OAKLAND CA 94611 DR13133-R01
DELANEY ROBIN ETAL 59 JESSICA CT ALAMO CA 94507 DR13133-R01	DERAVE MARIA PO BOX 11599 PIEDMONT CA 94611 DR13133-R01	FONG ABBIE L TR 1444 WASHO DR FREMONT CA 94539 DR13133-R01
EJS REALTY LLC SIMAS EDWARD T 2307 PACIFIC AVE ALAMEDA CA 94501 DR13133-R01	FISCHER ERIC N & PUSEY STEPHANIE L 4237 GILBERT ST OAKLAND CA 94611 DR13133-R01	FURTADO JOHN & CATHERINE J TRS 4239 TERRACE ST OAKLAND CA 94611 DR13133-R01
FRAZER LISA 4218 TERRACE ST OAKLAND CA 94611 DR13133-R01	FRY J K & YOLANDA C TRS & FRY CHRISTOPHER ETAL 5744 ROSS ST OAKLAND CA 94618 DR13133-R01	HIEBERT BILLY G & JANET C TRS 4239 GILBERT ST OAKLAND CA 94611 DR13133-R01
GREEN ANGELIQUE & BRINK KEARY 4230 TERRACE ST OAKLAND CA 94611 DR13133-R01	GRIFFINGER WHIT A ETAL 4263 GILBERT ST OAKLAND CA 94611 DR13133-R01	HOUSING AUTHORITY OF THE CITY OF OAKLAND 1619 HARRISON ST OAKLAND CA 94612 DR13133-R01
HIRASHIMA THOMAS 297 MATHER ST OAKLAND CA 94611 DR13133-R01	HORAN LOWELL T 4250 TERRACE ST OAKLAND CA 94611 DR13133-R01	KALDUNSKI EUGENE J TR MARITAL TRUST & KALDUNS ETAL 1502 SONOMA AVE ALBANY CA 94706 DR13133-R01
IRWIN HANNS R & ESPESETH PATRICIA J 297 MATHER ST OAKLAND CA 94611 DR13133-R01	JENNINGS JUDITH D 4222 TERRACE ST OAKLAND CA 94611 DR13133-R01	

KIDSON JEREMY  
2 SOUTH PARK  
SAN FRANCISCO CA 94107  
DR13133-R01

LANGHAM MARGARET A & HEFFERMAN  
PAMELA D  
4204 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

LING JENNIFER T  
327 42ND ST  
OAKLAND CA 94609  
DR13133-R01

LOUIE F S & CO INC  
5484 FERNHOFF RD  
OAKLAND CA 94619  
DR13133-R01

MARKS ANNE C & HERMAN YARA  
4226 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

MILLER MARK A TR  
PO BOX 11132  
OAKLAND CA 94611  
DR13133-R01

MOLLOY ALICE EMILY TRUST  
4205 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

MORROW SUSAN  
291 MATHER ST  
OAKLAND CA 94611  
DR13133-R01

MPVCA OAKLAND LLC  
3000 EXECUTIVE PKWY 450  
SAN RAMON CA 94583  
DR13133-R01

NEYON JAIMILO & JAIMILA  
4252 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

OAKLAND UNIFIED SCHOOL DISTRICT  
PROPERTY MANAGER  
1025 2ND AVE 316  
OAKLAND CA 94606  
DR13133-R01

OH JEFFREY & GERALDINE TRS  
866 SYLVANER DR  
PLEASANTON CA 94566  
DR13133-R01

PAI ASAPH & CHAN LILIAN Y  
4096 PIEDMONT AVE 808  
OAKLAND CA 94611  
DR13133-R01

PERKINS CAROL W  
4220 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

PICARD REBECCA M TR  
CAROL A HYDE  
256 RIDGEWAY AVE  
OAKLAND CA 94611  
DR13133-R01

PRODIGY HOLDINGS LLC  
APRIL JOSEPH  
6114 LA SALLE AVE 356  
OAKLAND CA 94611  
DR13133-R01

RDG CONCESSIONS INC  
2104 ADAMS AVE  
SAN LEANDRO CA 94577  
DR13133-R01

ROSS BERTRALL & MILLIGAN JOY  
4228 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

SCHEFLOW LAURA L  
195 41ST ST  
PO BOX 11224  
OAKLAND CA 94611  
DR13133-R01

SCHENKER JOY C & ROBERT W TRS  
168 HOLLY POINT RD  
CENTERVILLE MA 02632  
DR13133-R01

SCIACQUA THEODORE G TR  
P.O. BOX 1473  
ALAMO CA 94507  
DR13133-R01

SCIACQUA THEODORE G TR  
2389 ROUNDHILL DR  
ALAMO CA 94507  
DR13133-R01

SKINNER GEORGE  
4231 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

STAMPERKURN DAN & MARJORIE  
4219 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

STRICK JESSICA B & THOGERSEN ERIK  
4235 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

TAYMUREE IMPORTED MOTOR INC  
TAX DEPT.  
525 MARRIOTT DR  
NASHVILLE TN 37214  
DR13133-R01

TILDEN HILLS LLC  
RUBY CREEK, LLC  
P.O. BOX 344  
WALHALLA ID 49458  
DR13133-R01

TOMAS LESLIE G  
4 GILBERT ST  
OAKLAND CA 94611  
DR13133-R01

TP PARTNERS LLC  
1565 MADISON ST B  
OAKLAND CA 94612  
DR13133-R01

TRIPLE R PROPERTIES LLC  
564 BOULEVARD WAY  
PIEDMONT CA 94610  
DR13133-R01

VANAMERONGEN DIEUWE & KENDREW  
ERIN K  
4241 GILBERT ST  
OAKLAND CA 94611  
;133-R01

WANG BAYLEN K & CHAN ELISE  
4225 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

WEIMER RICHARD P & PAMELA A  
4247 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

WEISMAN STEPHANIE  
4212 TERRACE ST  
OAKLAND CA 94611  
DR13133-R01

WHITEHEAD RUSS S  
4249 GILBERT ST  
OAKLAND CA 94611  
DR13133-R01

WONG DONALD L & MARGARET K TRS  
225 PALM DR  
PIEDMONT CA 94610  
DR13133-R01

BENNER STEVEN E & CYNTHIA L TRS  
7967-SKYLINE BLVD  
OAKLAND, CA 94611  
PLN15081

BHATTACHARYA SHANKAR & KAMLESH TRS  
2169 MANZANITA DR  
OAKLAND, CA 94611  
PLN15081

CITY OF OAKLAND  
250 FRANK H OGAWA PLZ 4  
OAKLAND, CA 94612  
PLN15081

HALLISEY JEREMIAH J & WARRINER ALISON  
M TRS  
2177 MANZANITA DR  
OAKLAND, CA 94611  
PLN15081

JOSEPH ALBERT L & MAXINE L TRS  
2185 MANZANITA DR  
OAKLAND, CA 94611  
PLN15081

KOLL GREGORY V TR  
2161 MANZANITA DR  
OAKLAND, CA 94611  
PLN15081

LEE LINDSAY & MELISSA  
7955 SKYLINE BLVD  
OAKLAND, CA 94611  
PLN15081

MONTALBO DAVID K  
448 BLUE RIDGE DR  
MARTINEZ, CA 94553  
PLN15081

P G & E CO 117-1-5-1  
PO BOX 770000  
SAN FRANCISCO, CA 94177  
PLN15081

PEARL RICHARD A & HOLT MARJORIE N  
2191 MANZANITA DR  
OAKLAND, CA 94611  
PLN15081

REAL EQUITY INVESTMENT ASSOCIATES  
LLC & SAWHN ETAL  
7959 SKYLINE BLVD  
OAKLAND, CA 94611  
PLN15081

SMITH RONALD D & BOKAN JANE C  
2199 MANZANITA DR  
OAKLAND, CA 94611  
PLN15081

WHITE THOMAS E & WINTERS JENNIFER S  
TRS  
7875 SKYLINE BLVD  
OAKLAND, CA 94611  
PLN15081

WOOD HERTHA G  
2150 MANZANITA DR  
OAKLAND, CA 94611  
PLN15081

PLN15081

BINNING ELIZABETH A  
146 MOUNTAIN AVE  
PIEDMONT CA 94611  
PLN15109

CALDWELL JAMES & MARY L  
1508 MCGEE AVE  
BERKELEY CA 94703  
PLN15109

CARSON DELEAN  
P O BOX 1430  
EL CERRITO CA 94530  
PLN15109

CRAWFORD DAISY J  
3715 LINDEN ST  
OAKLAND CA 94608  
PLN15109

D&K SYSTEMS LLC  
4920 SANTA RITA RD  
EL SOBRANTE CA 94803  
PLN15109

DELTORO ROSENDO  
1053 37TH ST  
OAKLAND CA 94608  
PLN15109

DESHAY MARQUIS J & BETTIE J  
3725 LINDEN ST  
OAKLAND CA 94608  
PLN15109

GUNDERSON JAMES E  
997 W MACARTHUR BLVD  
OAKLAND CA 94608  
PLN15109

HANNON ERNETHA V & DANA E  
3708 LINDEN ST  
OAKLAND CA 94608  
PLN15109

HOOD NATHAN & SULLIVAN SHARLA  
967 37TH ST  
OAKLAND CA 94608  
PLN15109

JACKSON DEBORAH & ROGER M  
963 37TH ST  
OAKLAND CA 94608  
PLN15109

LEE LYDIA & CHAN WILLIAM  
PO BOX 26786  
SAN FRANCISCO CA 94126  
PLN15109

LONG ANDREW C & RYAN RUSSELL L TRS  
289 GRAYSTONE TER 3  
SAN FRANCISCO CA 94114  
PLN15109

MARTINEZ DANIEL & MESTAYER  
CLAUDETTE  
971 37TH ST  
OAKLAND CA 94608  
PLN15109

MUI PETER K  
2010 30TH AVE  
SAN FRANCISCO CA 94116  
PLN15109

ARRA BENEDICTO R & SOLITA C  
3716 LINDEN ST  
OAKLAND CA 94608  
PLN15109

NILE INVESTMENTS LLC  
1444 UNDERWOOD AVE  
SAN FRANCISCO CA 94124  
PLN15109

PETERSON RICKY & POZOCASTRILLO  
VIRGINIA  
41 CHILD ST  
SAN FRANCISCO CA 94133  
PLN15109

RUBENZAHL MURRAY J  
3801 RHODA AVE  
OAKLAND CA 94602  
PLN15109

SINGH AVTAR & RANI MEERA ETAL  
4332 SAN PABLO AVE  
EMERYVILLE CA 94608  
PLN15109

TAUCH VANDY ETAL  
1016 36TH ST  
EMERYVILLE CA 94608  
PLN15109

THIRTY SEVENTH 986 LLC  
945 VEGAS VALLEY DR  
LAS VEGAS NV 89109  
PLN15109

TOBIS MARA & CLARKE CHRISTOPHER  
1012 36TH ST  
OAKLAND CA 94608  
PLN15109

WHITE VANEIDA  
360 GRAND AVE 120  
OAKLAND CA 94610  
PLN15109

WILLIAMS MATTIE TR  
3723 LINDEN ST  
OAKLAND CA 94608  
PLN15109

WU JING H  
996 36TH ST  
OAKLAND CA 94608  
PLN15109

ANDERSON JAMES V & GRIMM CAROL D  
TRS  
5608 DENTON PL  
OAKLAND, CA 94619  
115266

AVILA MARIO A & SLORA EILEEN A TRS  
5670 WEAVER PL  
OAKLAND, CA 94619  
PLN15266

FINGER DOROTHY TR  
12675 SKYLINE BLVD  
OAKLAND, CA 94619  
PLN15266

FONTANA GERARD J & SILVA EMMA O  
12667 SKYLINE BLVD  
OAKLAND, CA 94619  
PLN15266

GREEN ALBERT J & SHIRLEY L  
5689 WEAVER PL  
OAKLAND, CA 94619  
PLN15266

HOOPES DAVID C & DIANE T TRS  
45 MOTT PL  
OAKLAND, CA 94619  
PLN15266

HOUSER ROBERT P & CAPONIGRO  
MARIANNA TRS  
5600 DENTON PL  
OAKLAND, CA 94619  
PLN15266

LAM NAM D  
3084 KANSAS ST 1  
OAKLAND, CA 94602  
PLN15266

MACLAREN SALLY C TR  
12631 SKYLINE BLVD  
OAKLAND, CA 94619  
PLN15266

MANGINI JANET A TR  
12669 SKYLINE BLVD  
OAKLAND, CA 94619  
PLN15266

MEISTER RAYMOND K & MILLER MARY L  
TRS  
12700 SKYLINE BLVD  
OAKLAND, CA 94619  
PLN15266

MOORE GREGORY & SANDRA  
P O BOX 1067  
OAKLAND, CA 94604  
PLN15266

RIPSTEEN LEWIS B & JANE G TRS  
12645 SKYLINE BLVD  
OAKLAND, CA 94619  
PLN15266

RUTTER CHRISTOPHER C & DOROTHY L  
5611 DENTON PL  
OAKLAND, CA 94619  
PLN15266

SCOTT PETER Q & SUSAN M TRS  
5610 DENTON PL  
OAKLAND, CA 94619  
PLN15266

ISON GEOFFREY T & SECIL T TRS  
5665 WEAVER PL  
OAKLAND, CA 94619  
PLN15266

WOLINSKY BETH TR  
5630 DENTON PL  
OAKLAND, CA 94619  
PLN15266

YOUNG ELDON D & JAMIE TRS  
5601 DENTON PL  
OAKLAND, CA 94619  
PLN15266

2910 MCCLURE STREET LLC  
11620 W WASHINGTON BLVD  
LOS ANGELES, CA 90066  
PLN15282

2935 TELEGRAPH PARTNERS LLC  
3697 MT DIABLO BLVD 250  
LAFAYETTE, CA 94549  
PLN15282

ALTA BATES SUMMIT MEDICAL CENTER  
3012 SUMMIT ST, 3RD FLOOR  
OAKLAND, CA 94609  
PLN15282

ANGEL KELLY  
2933 MCCLURE ST #6  
OAKLAND, CA 94609  
PLN15282

BSR OAKLAND TELEGRAPH LLC  
991 MISSION ST  
SAN FRANCISCO, CA 94103  
PLN15282

CHOE SOON H  
2940 TELEGRAPH AVE  
OAKLAND, CA 94609  
PLN15282

CITY OF OAKLAND  
250 FRANK H OGAWA PLZ 4  
OAKLAND, CA 94612  
PLN15282

COUNTRYWIDE FAMILY CARE INC  
32187 LUPE CT  
UNION CITY, CA 94587  
PLN15282

D & J COMPANY LLC  
5202 WOODVIEW AVE  
AUSTIN, TX 78756  
PLN15282

DAILEY GARRETT C & CAROLYNN F TRS  
1651 W LIVORNA RD  
ALAMO, CA 94507  
PLN15282

DIGIACOMO MICHAEL A & LINDA L TRS  
13985 SKYLINE BLVD  
OAKLAND, CA 94619  
PLN15282

DOBASHI ALI S  
2267 38TH AVE  
OAKLAND, CA 94601  
PLN15282

DOSSA IMRAN & HANIF ETAL  
551 MERRITT AVE 2  
OAKLAND, CA 94610  
PLN15282

FERNANDEZ ALFREDO A TR  
250 SANTIAGO LN  
DANVILLE, CA 94526  
PLN15282

GARDNER TERRY L  
PO BOX 30003  
OAKLAND, CA 94604  
PLN15282

EENE ALAN M  
2933 MCCLURE ST 14  
OAKLAND, CA 94609  
PLN15282

HARLEY ALLAN D & JOANN W TRS ETAL  
172 ALVARADO RD  
BERKELEY, CA 94705  
PLN15282

HENDRICKS CHARLES D & KEUPEE L ETAL  
20187 VIA SANTA TERESA  
SAN JOSE, CA 95120  
PLN15282

JONES DREW C  
2933 MCCLURE ST 4  
OAKLAND, CA 94609  
PLN15282

JONG GORDON K & NANCY S & MICHAEL  
W & SHARON D  
1489 WEBSTER ST 268  
SAN FRANCISCO, CA 94115  
PLN15282

LEE RICHARD H JR & TATWINA C  
172 ALVARADO RD  
BERKELEY, CA 94705  
PLN15282

LIM NESTOR T  
2933 MCCLURE ST 10  
OAKLAND, CA 94609  
PLN15282

LUCASROSS NICOLAS  
1908 LINDEN A  
OAKLAND, CA 94607  
PLN15282

LUCKY CHAN LLC  
1035 ROSEWOOD WAY  
ALAMEDA, CA 94501  
PLN15282

LUSO AMERICAN LIFE INSURANCE SOCIETY  
7080 DONLON WAY 200  
DUBLIN, CA 94568  
PLN15282

MCLETTCHIE WILLIAM D & SHERRIE B  
2909 MCCLURE ST  
OAKLAND, CA 94609  
PLN15282

MIRKHANI FARIBORZ & LAUREL J  
7565 SKYLINE BLVD  
OAKLAND, CA 94611  
PLN15282

MELSON GERALD D & GROVE PAMELA R  
VERNON ST 2  
OAKLAND, CA 94610  
PLN15282

NIJOR HARBHAJAN S & SURINDER K  
2933 MCCLURE ST 11  
OAKLAND, CA 94609  
PLN15282

OH MI C & BYUNG R  
2938 MCCLURE ST  
OAKLAND, CA 94609  
PLN15282

OH MI C TR  
459 30TH ST  
OAKLAND, CA 94609  
PLN15282

OWYOUNG TERRY J  
2933 MCCLURE ST 12  
OAKLAND, CA 94609  
PLN15282

R B AUGELLO & SONS LP & ROSENBERG  
LOUIS & ROS ETAL  
1000 MARINA VILLAGE PKWY 130  
ALAMEDA, CA 94501  
PLN15282

RECTOR ETC ST AUGUSTINES PARISH  
525 29TH ST  
OAKLAND, CA 94609  
PLN15282

REYNOLDS ALFRED & HUTTON WILLIAM R  
SR & NADIN ETAL  
11550 SUN VALLEY DR  
OAKLAND, CA 94605  
PLN15282

SANDERS DANIEL & KAYLYNN  
800 S 6TH ST  
TERRE HAUTE, IN 47807  
PLN15282

SILVEIRA WILLIAM J & BRIAN L TRS  
499 EMBARCADERO  
OAKLAND, CA 94606  
PLN15282

SULTAN KUBRON  
22538 MISSION BLVD  
HAYWARD, CA 94541  
PLN15282

SUTTER EAST BAY HOSPITALS  
2880 GATEWAY OAKS DR 220  
SACRAMENTO, CA 95833  
PLN15282

TSANG SANDRA H  
2707 OTIS DR  
ALAMEDA, CA 94501  
PLN15282

TUFFT ROBERT D  
6071 JOHNSTON DR  
OAKLAND, CA 94611  
PLN15282

VASTINE DAVID W & MARCIA J TRS  
105 FLORADA AVE  
PIEDMONT, CA 94610  
PLN15282

VERNE ALLEN Z & KARPEL BARBARA  
491 30TH ST 102  
OAKLAND, CA 94609  
PLN15282

WILSON & KRATZER MORTUARIES  
3040 POST OAK BLVD 300  
HOUSTON, TX 77056  
PLN15282

YAP QUEENIE S  
2933 MCCLURE ST 2  
OAKLAND, CA 94609  
PLN15282

ASHLEY HAZEL E  
1724 24TH AVE  
OAKLAND, CA 94601  
PLN15290

AVALOS ENRIQUE A & HERMINIA S ETAL  
1634 25TH AVE  
OAKLAND, CA 94601  
PLN15290

BUTLER LOUIE JR & CALHOUN ALONZO C  
108 NEW CASTLE DR  
VALLEJO, CA 94591  
PLN15290

CALIFORNIA AFFORDABLE HOUSING  
GROUP LLC  
P O BOX 577374  
MODESTO, CA 95357  
PLN15290

CARTHAN GEORGE JR & MILDRED J  
1798 SNAPDRAGON WAY  
MANTECA, CA 95336  
PLN15290

CHAN EDMOND  
2586 FOOTHILL BLVD 1  
OAKLAND, CA 94601  
PLN15290

CHAO PAMELIN F & TON L  
1754 24TH AVE  
OAKLAND, CA 94601  
PLN15290

CHEN ANDY T & LIANG MABLE B  
1368 VIA LUCAS  
SAN LORENZO, CA 94580  
PLN15290

CHEN DA N & MAN L  
2586 FOOTHILL BLVD  
OAKLAND, CA 94601  
PLN15290

CHIN FELICITY J  
2176 OREGON ST  
BERKELEY, CA 94705  
PLN15290

CHIU LING K ETAL  
2586 FOOTHILL BLVD 0  
OAKLAND, CA 94601  
PLN15290

CHU KAM P TR  
861 BAKER ST  
SAN FRANCISCO, CA 94115  
PLN15290

CLAYTON JACQUELINE R & SCOTT REGINA  
A  
1933 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

COLEMAN DEWEENA  
1825 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

COLLIER CHERIE C  
2596 CORTE RIVERA  
PLEASANTON, CA 94566  
PLN15290

COMMUNITY FUND LLC  
1032 E 14TH ST  
SAN LEANDRO, CA 94577  
PLN15290

CORDOVA AUGUSTINE S TRUST  
2424 FOOTHILL BLVD  
OAKLAND, CA 94601  
PLN15290

CORONADO DAVID  
2512 FOOTHILL BLVD  
OAKLAND, CA 94601  
PLN15290

DAI QI H  
2506 FOOTHILL BLVD  
OAKLAND, CA 94601  
PLN15290

DEFORD KAREN M & JOHN  
4164 MACARTHUR BLVD  
OAKLAND, CA 94619  
PLN15290

DU YI H & TRAN CHAU M  
1916 24TH AVE  
OAKLAND, CA 94601  
PLN15290

DUONG HOA C & MICHAEL D  
2430 FOOTHILL BLVD  
OAKLAND, CA 94601  
PLN15290

DUONG HOAN K & NGO AN T ETAL  
1836 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

ELSUMERI MUSTAFA  
223 WASHINGTON ST  
RIPON, CA 95366  
PLN15290

FAIR DAVID H  
120 VILLAGE SQ 70  
ORINDA, CA 94563  
PLN15290

FIRST NEW JERUSALEM MISSIONARY  
BAPTIST CHURCH OAK  
1710 24TH AVE  
OAKLAND, CA 94601  
PLN15290

FONG YIM W  
2586 FOOTHILL BLVD 0  
OAKLAND, CA 94601  
PLN15290

FOOTHILL COMMONS HOMEOWNERS  
ASSOCIATION  
2586 FOOTHILL BLVD 0  
OAKLAND, CA 94601  
PLN15290

GILBERT STEPHEN W  
1842 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

HA HUU Q ETAL  
2586 FOOTHILL BLVD 0  
OAKLAND, CA 94601  
PLN15290

HAWKINS PATRICIA  
4007 SHEFFIELD DR  
ANTIOCH, CA 94531  
PLN15290

HUI JOHN H & CINDY  
1645 25TH AVE  
OAKLAND, CA 94601  
PLN15290

JACKSON RAPHAEL V & LOIS  
1910 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

KELLY ROBERT T & RONNA H  
1111 WARFIELD AVE  
OAKLAND, CA 94610  
PLN15290

KWAN CARY M & ANITA Y  
754 CALMAR AVE  
OAKLAND, CA 94610  
PLN15290

LEE RICHARD  
517 ANITA LN  
MILLBRAE, CA 94030  
PLN15290

LEUNG GORDON  
2060 HARRINGTON AVE  
OAKLAND, CA 94601  
PLN15290

LIN LI H  
1923 25TH AVE  
OAKLAND, CA 94601  
PLN15290

LIU MIAO P & TANG WENDY T  
16186 VIA ARRIBA  
SAN LORENZO, CA 94580  
PLN15290

LIU XIU Y & LIN YU X  
1641 25TH AVENUE  
OAKLAND, CA 94601  
PLN15290

LUNA RICARDO & MARIA & PEDRO & JULIA  
1746 24TH AVE 3  
OAKLAND, CA 94601  
PLN15290

MATEO & TOMAS LLC  
2815 DARIUS WAY  
SAN LEANDRO, CA 94577  
PLN15290

MENG NINGYU & CHOU PEGGY X  
2445 FOOTHILL BLVD  
OAKLAND, CA 94601  
PLN15290

MING WANG C & WANG VANESSA  
1903 25TH AVE  
OAKLAND, CA 94601  
PLN15290

MOK LAI M  
6235 RIDGEMONT DR  
OAKLAND, CA 94619  
PLN15290

MUNOZ VAEZ GERARDO & RODAS RUBIELA  
2586 FOOTHILL BLVD 0  
OAKLAND, CA 94601  
PLN15290

NGUYEN HUYEN T & TIEN H  
1906 24TH AVE  
OAKLAND, CA 94601  
PLN15290

PALECHEK MARIA S TR  
1928 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

PASCUAL CARL & CELIA  
2438 E 16TH ST  
OAKLAND, CA 94601  
PLN15290

PEREZ JUAN & BERTHA  
1732 24TH AVE  
OAKLAND, CA 94601  
PLN15290

RIVAS SANTOS E & JOSE  
2442 FOOTHILL BLVD  
OAKLAND, CA 94601  
PLN15290

RODGERS SUSAN A  
1920 25TH AVE 0  
OAKLAND, CA 94601  
PLN15290

ROSAS GERARDO & BERTHA  
1921 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

SAECHAO KAO F & LEE EFINH  
24559 AMADOR ST 49  
HAYWARD, CA 94544  
PLN15290

SAECHAO KAO S & SAELEE MEY T  
1915 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

SANCHEZ DAVID & ALVAREZ IVETH  
1809 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

SCANLON PROPERTIES LLC  
65 MCLELLAN AVE  
SAN MATEO, CA 94403  
PLN15290

STANDBERRY CHARLES E & IRADELL  
1 25TH AVE  
OAKLAND, CA 94601  
PLN15290

SU CINDY F & FAN GUANGYUE  
1824 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

SUTTICE ROBERT P ETAL  
1704 24TH AVE  
OAKLAND, CA 94601  
PLN15290

SZETO FRANCIS  
57 ROSS RD  
ALAMEDA, CA 94502  
PLN15290

TALEB ABDUL  
2755 FOOTHILL BLVD  
OAKLAND, CA 94601  
PLN15290

TAPLIN ALBERT R  
1 ALADDIN TER  
SAN FRANCISCO, CA 94133  
PLN15290

TELLES WALTER P  
2040 E 15TH ST  
OAKLAND, CA 94606  
PLN15290

THOMAS MARY A & TOBIN A  
1835 IRVING ST  
OAKLAND, CA 94601  
PLN15290

TRUONG TAY T & TAM LISA  
1901 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

UNG YEN P & NGO CUONG G  
2438 FOOTHILL BLVD  
OAKLAND, CA 94601  
PLN15290

US DISTRESSED MORTGAGE FUND LLC  
29400 KOHOUTEK WAY 150  
UNION CITY, CA 94587  
PLN15290

US DISTRESSED MORTGAGE FUND LLC  
2530 BERRYESSA RD 345  
SAN JOSE, CA 95132  
PLN15290

VALENCIA RIGOBERTO  
2851 E 9TH ST 0  
OAKLAND, CA 94601  
PLN15290

WALKER POK S  
2586 FOOTHILL BLVD 0  
OAKLAND, CA 94601  
PLN15290

WONG JAMES J & ZENG LINDA Y TRS  
933 SHORELINE DR 107  
ALAMEDA, CA 94501  
PLN15290

WONG LI X  
2586 FOOTHILL BLVD 0  
OAKLAND, CA 94601  
PLN15290

WONG SAI K & RACHEL W TRS  
32424 EDITH WAY  
UNION CITY, CA 94587  
PLN15290

WONG YIM C & LI QI H  
1151 POWELL ST  
SAN FRANCISCO, CA 94108  
PLN15290

WONG DONG S  
1633 MACARTHUR BLVD  
OAKLAND, CA 94602  
PLN15290

YEE CUI X  
2586 FOOTHILL BLVD 0  
OAKLAND, CA 94601  
PLN15290

YEUNG PAUL & YUNG SIN Y  
P.O. BOX 362317  
MILPITAS, CA 95036  
PLN15290

ZEPEDA ANTONIO SR & MARIA  
1662 25TH AVE  
OAKLAND, CA 94601  
PLN15290

ZHANG XIAO B  
1831 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

ZHANG ZHAO H  
2449 FOOTHILL BLVD  
OAKLAND, CA 94601  
PLN15290

ZHOU JIANPING & KHO KATHERINE  
1912 25TH AVE  
OAKLAND, CA 94601  
PLN15290

ZHU GUO S  
2586 FOOTHILL BLVD 0  
OAKLAND, CA 94601  
PLN15290

ZUO ZHEN W & WEN RI L  
1821 IRVING AVE  
OAKLAND, CA 94601  
PLN15290

5460 COLLEGE AVENUE LLC  
5460 COLLEGE AVE  
OAKLAND, CA 94618  
PLN15291

AARON ROBERT S & ANITA  
5529 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

ABRAMSON NORMAN S TR & BEERY DAVID  
V TR  
5536 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

ACHESON AMANDA A & MARC S ETAL  
5511 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

ARCELLANA JOSE E & HARRIS JULIA A  
5537 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

ATTIX JESSE E & DASKAL JENNIFER A  
5545 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

BADER SUSANNE  
5555 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

BAER NANCY L TR  
5482 KALES AVE  
OAKLAND, CA 94618  
PLN15291

BAR SHAHAR & BARDVIR SHIRLEY  
5490 KALES AVE  
OAKLAND, CA 94618  
PLN15291

BELUR KIRAN & SHIRIN D TRS  
5538 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

BENSON LEONARD J & MARY A TRS  
5617 OCEAN VIEW DR  
OAKLAND, CA 94618  
PLN15291

BODDUM ANN K TR  
6961 COLTON BLVD  
OAKLAND, CA 94611  
PLN15291

BODDUM JERRY & MARY A ETAL  
5532 LAWTON ST  
OAKLAND, CA 94618  
PLN15291

BYRNE CHARLES J & ELIZABETH D TRS  
5528 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

CHANG ANDREW & INA ETAL  
5528 KALES AVE  
OAKLAND, CA 94618  
PLN15291

CHANG HONG C & SHU C TRS  
300 PERSHING DR  
OAKLAND, CA 94611  
PLN15291

COLLEGE AVENUE PROPERTIES LLC  
82 SHATTUCK SQ  
BERKELEY, CA 94704  
PLN15291

COLLINS WHITNEY & EHRENHAFT ELLEN  
TRS  
5489 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

CRAUN CAROL K & RAYMONG M JR TRS  
5613 OCEAN VIEW DR  
OAKLAND, CA 94618  
PLN15291

CRAWFORD TRAVIS B & KRISTINA B  
5522 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

CREK PROPERTIES LLC  
4496 BROADWAY E65  
OAKLAND, CA 94611  
PLN15291

DEVRIES BARBARA TR  
2060 SUTTER ST 206  
SAN FRANCISCO, CA 94115  
PLN15291

DRINKER H R III & DEBORAH A TRS  
5517 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

ECQUIS INC  
1410 JACKSON ST  
OAKLAND, CA 94612  
PLN15291

ELKIND PERRIN & PETER F ETAL  
5509 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

FERRIER KATHRYN D & HOWARD W TRS  
5500 KALES AVE  
OAKLAND, CA 94618  
PLN15291

GAMPLE JOHN D & BLACKER COURTNEY F  
5540 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

GEARY DIANA J TR  
5555 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

GIANOGLIO JOSEPH A TRUST  
5496 KALES AVE  
OAKLAND, CA 94618  
PLN15291

GILBERTSON MARTHA & DOBBS  
ALEXANDER J  
5629 OCEAN VIEW DR  
OAKLAND, CA 94618  
PLN15291

GREENBERG SANDRA M  
5497 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

GRIFFITH JANET L & MICHAEL D TRS  
5542 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

HALLSTEIN ERIC & LIPPERT SUZANNE C  
5550 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

HAYES JOHN B & LEVI ROBIN S TRS ETAL  
5541 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

HOWLETT DIANNE TR  
6070 N ROCKRIDGE BLVD  
OAKLAND, CA 94618  
PLN15291

JANUTA DONATAS & GANSMILLER  
BARBARA L  
5464 COLLEGE AVE A  
OAKLAND, CA 94618  
PLN15291

KARAN DANIEL M TR  
6135 N ROCKRIDGE BLVD  
OAKLAND, CA 94618  
PLN15291

KECK KEVIN & CHEN ALICE  
5516 KALES AVE  
OAKLAND, CA 94618  
PLN15291

KESHISHIAN ALBERT  
5450 COLLEGE AVE  
OAKLAND, CA 94618  
PLN15291

KIM GRACE J & CHOW STEVEN S  
5563 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

KNOWLES JOHN F & DAPHNE A  
6000 MARGARIDO DR  
OAKLAND, CA 94618  
PLN15291

KNOWLES JOHN F & DAPHNE A  
6000 MARGARIDO DR  
OAKLAND, CA 94618  
PLN15291

KROOT JEFFREY D & TINA  
PO BOX 246  
SAN ANSELMO, CA 94979  
PLN15291

LILLEY MADELINE & FAUROT ERIC TRS  
5506 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

LIN MICHAEL TR  
5486 KALES AVE  
OAKLAND, CA 94618  
PLN15291

RONALDE & WONG PATRICIA A TRS  
5504 KALES AVE  
OAKLAND, CA 94618  
PLN15291

LOUDEN JANICE M & BAILEY MARILEE B  
5505 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

MADISON NORMAN R & MARGARET S TRS  
5514 CARLTON ST  
OAKLAND, CA 94618  
PLN15291

MARTINI TIMOTHY J & CARMEN I TRS  
3669 GRAND AVE  
OAKLAND, CA 94610  
PLN15291

MCGUIRE THOMAS J  
5625 OCEAN VIEW DR  
OAKLAND, CA 94618  
PLN15291

METAXAS DENNIS J & EASTWOOD  
CYNTHIA M  
5501 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

NAKAMOTO GARY K ETAL  
5529 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

ONO YOHJI  
5541 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

OSMOND DENNIS H & SHARON L TRUST  
5548 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

OZIEL LINDA  
12 BROOKSIDE CT  
NOVATO, CA 94947  
PLN15291

PEARSON KAREN L ETAL  
5524 KALES AVE  
OAKLAND, CA 94618  
PLN15291

PILLERS JAMIE & JOHNSON MADELINE TRS  
5609 OCEAN VIEW DR  
OAKLAND, CA 94618  
PLN15291

REID MAX & JANE TRS  
LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

SAMANIEGO ALFONSO G & HILDELIZA G  
TRS  
5534 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

SAVIO NADAV & OWEN WENDELYN  
5485 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

SEWARD JAMES P & MORGAN LAURA  
5493 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

SMITH & EVERS  
5492 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

SMITH EASDON  
5492 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

SMITH MATTHEW N & BOYD LINDA L TRS  
6017 ROMANY RD  
OAKLAND, CA 94618  
PLN15291

SPICER NICOLAS D & UTGOFF ANNA H TRS  
5502 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

STERN HELMAN I & LEVIA TRS  
5376 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

STICE MARC & ALEXIS B  
5526 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

STRICKLAND ELLEN L TR  
5476 KALES AVE  
OAKLAND, CA 94618  
PLN15291

TAMBURRINO GUALTIERI TR  
5525 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

TENG NELSON N & SUNG ZINMAY R  
24 BLUEBELL LN  
HILLSBOROUGH, CA 94010  
PLN15291

TIERNEY MATTHEW M & ANNE  
5537 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

TREUHAFT NOAH W & MONAGHAN  
ELIZABETH G  
5533 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

TRUE PAMELA K  
5549 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

VAUGHAN BRIAN & MASONVAUGHAN  
JANE TRS  
5510 TAFT AVE  
OAKLAND, CA 94618  
PLN15291

WEINGARTEN ERIC K & REGELMAN LISA M  
TRS  
5524 LAWTON AVE  
OAKLAND, CA 94618  
PLN15291

WELLS JOHN M  
43 HARBOR VIEW DR  
RICHMOND, CA 94804  
PLN15291

WRIGHT ARMIN T TR  
6152 HARWOOD AVE  
OAKLAND, CA 94618  
PLN15291

A MERIE DEVELOPMENT LLC  
76 SCENIC DR  
ORINDA CA 94563  
PLN15310

ALPINE ANDREA E  
377 50TH ST  
OAKLAND CA 94609  
PLN15310

ATWOOD LYNN  
PO BOX 21398  
OAKLAND CA 94620  
PLN15310

BARTON KEITH D  
675 61ST ST  
OAKLAND CA 94609  
PLN15310

BAUM STEVEN TR  
384 50TH ST  
OAKLAND CA 94609  
PLN15310

BECHERER PATRICK J & ELLEN C ETAL  
394 49TH ST  
OAKLAND CA 94609  
PLN15310

BELLFORT ERIC S & BELLFORTSALINAS  
SILVIA TRS  
4945 SHAFTER AVE  
OAKLAND CA 94609  
PLN15310

BENSON JOHN M & MATTSSON CHRISTINE  
A TRS  
7 PANORAMIC WAY  
BERKELEY CA 94704  
PLN15310

BERGEN ROGER A & NANCY L TRS  
675 DOREEN WAY  
LAFAYETTE CA 94549  
PLN15310

BERGER RACHEL C & WILENSKY JULIE H  
401 AVON ST  
OAKLAND CA 94618  
PLN15310

BROWN TREVOR & STARR LISA  
390 51ST ST  
OAKLAND CA 94609  
PLN15310

CATALDO MARILYN T TR  
3044 SHETLAND DR  
PLEASANT HILL CA 94523  
PLN15310

CITY OF OAKLAND  
REAL ESTATE DIVISION  
250 FRANK HOGAWA PLZ 4  
OAKLAND CA 94612  
PLN15310

CROSS KAREN TR  
392 50TH ST  
OAKLAND CA 94609  
PLN15310

DANIEL CHRISTINE S. & PETERSON CECILY  
M  
386 50TH ST  
OAKLAND CA 94609  
PLN15310

DUNCANSON DANIEL & GILLEM ELIZABETH  
391 51ST ST  
OAKLAND CA 94609  
PLN15310

EDWARDS LEE R  
375 50TH ST  
OAKLAND CA 94609  
PLN15310

FERRO JOHN R & RITA A TRS  
612 GLENWOOD ISLE  
ALAMEDA CA 94501  
PLN15310

FREITAG MARGARET & MARY M  
381 50TH ST  
OAKLAND CA 94609  
PLN15310

FRIEDMAN LISA TR  
391 50TH ST  
OAKLAND CA 94609  
PLN15310

GASPAR BRENDA M & MICHAEL  
5001 LAWTON AVE  
OAKLAND CA 94609  
PLN15310

GOODMAN STEVEN D & WOOD JOAN M  
400 49TH ST  
OAKLAND CA 94609  
PLN15310

GRIFFITH LILLIAN V & RILEY BRANDON E  
395 51ST ST  
OAKLAND CA 94609  
PLN15310

GUERIREM NADIA Y & WALKER JAMES  
380 50TH ST  
OAKLAND CA 94609  
PLN15310

HALL OTANUS R  
387 51ST ST  
OAKLAND CA 94609  
PLN15310

HINES JOHN  
383 50TH ST  
OAKLAND CA 94609  
PLN15310

HOUSING AUTHORITY OF THE CITY OF  
OAKLAND  
1619 HARRISON ST  
OAKLAND CA 94612  
PLN15310

JOHNSON GEORGE J & MARY L  
388 50TH ST  
OAKLAND CA 94609  
PLN15310

JOHN RITA & JOE TRS  
5907 SAN PABLO AVE  
OAKLAND CA 94608  
PLN15310

JOHNSTON TAMARA K & FLIEK RAMON D  
4905 LAWTON AVE  
OAKLAND CA 94609  
PLN15310

KESSEL JEFFREY D & MARGULIS JUDITH R  
TRS  
371 50TH ST  
OAKLAND CA 94609  
PLN15310

KIM HAE Y  
382 49TH ST  
OAKLAND CA 94609  
PLN15310

KOTWALIWALE CHITRA V & LANGLEY  
SASHA A  
393 51ST ST  
OAKLAND CA 94609  
PLN15310

KWAN CAROLYN S  
PO BOX 330357  
SAN FRANCISCO CA 94133  
PLN15310

LUCINA PERRY & BIRDSALL JOHN  
392 49TH ST  
OAKLAND CA 94609  
PLN15310

MARMOLEJO MANUEL D & ANA M TRS  
382 50TH ST  
OAKLAND CA 94609  
PLN15310

MARTINSMITH VICKI A TR  
2907 ARDEN FOREST LN  
BOWIE MD 20716  
PLN15310

MASSONI JOHN C & LINDA S ETAL  
1079 SUNRISE AVE B313  
ROSEVILLE CA 95661  
PLN15310

MENZEL PAUL T & STEINBOCK BONNIE  
373 50TH ST  
OAKLAND CA 94609  
PLN15310

MERIE AUBYN TR  
76 SCENIC DR  
ORINDA CA 94563  
PLN15310

METOYER CARL B & COLINE D TRS  
3808 HIGH ST  
OAKLAND CA 94619  
PLN15310

MILES AUDIE M  
385 50TH ST  
OAKLAND CA 94609  
PLN15310

MILLS KENNETH B & FELICIEENNE TIFFANY S  
755 ROYAL OAKS DR  
REDDING CA 96001  
PLN15310

MORETZ GEORGE A & NUHA A  
5025 LAWTON AVE  
OAKLAND CA 94609  
PLN15310

MORGAN NICHOLAS I & SLOANE S  
1415 MCGEE AVE  
BERKELEY CA 94703  
PLN15310

MODELMAN JANET  
397 50TH ST  
OAKLAND CA 94609  
PLN15310

PAI ANDREW  
380 51ST ST  
OAKLAND CA 94609  
PLN15310

RAZON ELI  
386 49TH ST  
OAKLAND CA 94609  
PLN15310

READ MARVIN N & ANGELITA M  
384 51ST ST  
OAKLAND CA 94609  
PLN15310

ROVENTINI NORMA TR  
393 50TH ST  
OAKLAND CA 94609  
PLN15310

SALVINI ERNA TR  
2005 SANDREEK WAY  
ALAMEDA CA 94501  
PLN15310

SASS ADAM J & BIEGEL ERIN  
5108 SHAFTER AVE  
OAKLAND CA 94618  
PLN15310

SEDLACHEK DEAN R & JENNIFER C  
394 50TH ST  
OAKLAND CA 94609  
PLN15310

SHAVER THOMAS W TR  
378 50TH ST  
OAKLAND CA 94609  
PLN15310

SHAW SADIE S  
388 51ST ST  
OAKLAND CA 94609  
PLN15310

SILAS JULIE L & GONZALEZ ISIDRO G  
390 49TH ST  
OAKLAND CA 94609  
PLN15310

SIMON LINDA TR  
4947 SHAFTER AVE  
OAKLAND CA 94609  
PLN15310

SIMPSON RICHARD T TR & LUM MAE W TR  
4 SHAFTER AVE  
OAKLAND CA 94618  
PLN15310

THOMPSON VALERIE TR ETAL  
5229 BOYD AVE  
OAKLAND CA 94618  
PLN15310

TODD CASSANDRA R TR  
396 50TH ST  
OAKLAND CA 94609  
PLN15310

URBAN INFILL DEVELOPMENT LLC  
4370 EVERETT AVE  
OAKLAND CA 94602  
PLN15310

VEGA CHRISTINA M TR  
389 51ST ST  
OAKLAND CA 94609  
PLN15310

VILLABONA BEATRIZ  
5222 COSUMNES DR 164  
STOCKTON CA 95219  
PLN15310

VINCENT ROGER S & PEGGY TRS  
5813 OCEAN VIEW DR  
OAKLAND CA 94618  
PLN15310

VOGLER ERIKA K  
4915 SHAFTER AVE  
OAKLAND CA 94609  
PLN15310

WEBSTER COLIN A & HOUGHTON  
CHRISTINA F  
390 50TH ST  
OAKLAND CA 94609  
PLN15310

WHEELER WENDY E & MOEHL ALFRED  
5106 SHAFTER AVE  
OAKLAND CA 94618  
PLN15310

WONG MABEL L  
389 50TH ST  
OAKLAND CA 94609  
PLN15310

ALEGRIA VIDAL & FLORES MIGUEL A  
2908 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

ARRIZON HERMINIA  
PO BOX 1402  
ALAMEDA, CA 94501  
PLN15322

ARVIZU EUSTACIO & BENAVIDES MARIA A  
1643 29TH AVE  
OAKLAND, CA 94601  
PLN15322

BAUTISTA ROMEO C & RUBY M  
2879 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

BERBER CECILIA M & CECILIA M  
1646 29TH AVE  
OAKLAND, CA 94601  
PLN15322

BLACKWELL JAMIL M & VIVETTE R  
2840 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

BRADLEY TAMARO  
2859 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

BRODERICK NANCY  
1637 29TH AVE  
OAKLAND, CA 94601  
PLN15322

BRODERICK NANCY TR  
1631 29TH AVE  
OAKLAND, CA 94601  
PLN15322

BROWN THOMAS V & VIRGINIA G  
3022 INTERNATIONL BLVD 504  
OAKLAND, CA 94601  
PLN15322

CAI SHU J & TANG YAMEI  
1531 29TH AVE  
OAKLAND, CA 94601  
PLN15322

CAMPOS HOMERO R  
3419 SAN LEANDRO ST  
OAKLAND, CA 94601  
PLN15322

CASILLAS CARLOS  
1540 29TH AVE  
OAKLAND, CA 94601  
PLN15322

CASILLAS FIDEL P & DOLORES G  
2910 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

CHAIDEZ JOSE B & MARIA E  
2872 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

CHAN LAP M & WONG CALVIN C &  
MELINDA M TRS ETAL  
2777 YOUNG ST  
ALAMEDA, CA 94502  
PLN15322

CHIN ANDY & CUA  
987 LORNE WAY  
SUNNYVALE, CA 94087  
PLN15322

CHU TAY A & TANG DAI L  
19911 CONRAD CT  
CASTRO VALLEY, CA 94546  
PLN15322

CITY OF OAKLAND  
250 FRANK H OGAWA PLZ 4  
OAKLAND, CA 94612  
PLN15322

DICHOSO ZORAIDE M & EDNA F  
1541 29TH AVE  
OAKLAND, CA 94601  
PLN15322

DUONG KAREN & YUEN SOPAUL K  
2867 E 17TH ST  
OAKLAND, CA 94601  
PLN15322

GLANCY GABRIELLE  
2923 E 17TH ST  
OAKLAND, CA 94601  
PLN15322

HARGAN KATHLEEN M  
2911 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

HOUSING AUTHORITY OF THE CITY OF  
OAKLAND  
1619 HARRISON ST  
OAKLAND, CA 94612  
PLN15322

HU ZONG H & XIE XIAO L  
2866 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

HUANG CHANGLI  
835 TEMPLETON AVE  
DALY CITY, CA 94014  
PLN15322

I T E LTD  
P.O.BOX 4900  
SCOTTSDALE, AZ 85261  
PLN15322

LOPEZ SALVADOR & CARMEN  
1005 NORTH BLVD  
SAN LEANDRO, CA 94577  
PLN15322

LE KHANH V & BACH TRINH T  
2916 MADELINE ST  
OAKLAND, CA 94602  
PLN15322

LEE HSINTE TR  
3064 E 15TH ST  
OAKLAND, CA 94601  
PLN15322

LIU STEPHEN R & CHEN HAI Q  
46 CIRCLE CREEK CT  
LAFAYETTE, CA 94549  
PLN15322

LODRICK ORLANDO M  
2850 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

MAK CARY C & CHOYE DEBBIE  
PO BOX 7762  
OAKLAND, CA 94601  
PLN15322

MARTINEZ JOSEPH S  
1814 28TH AVE  
OAKLAND, CA 94601  
PLN15322

MCKEON TIMOTHY J & KIMBERLY D  
1907 ALAMEDA AVE  
ALAMEDA, CA 94501  
PLN15322

NAGAOKA TERUJI  
3832 LAKESHORE AVE  
OAKLAND, CA 94610  
PLN15322

NGO NIEN N & LU LIEN T TRS  
32449 WOODLAND DR  
UNION CITY, CA 94587  
PLN15322

NGUYEN HUNG K & LIEU T TRS  
4240 TOMPKINS AVE  
OAKLAND, CA 94619  
PLN15322

OAKLAND UNIFIED SCHOOL DISTRICT  
1025 2ND AVE 316  
OAKLAND, CA 94606  
PLN15322

PENA SANTIAGO & JOSE I  
2917 E 17TH ST  
OAKLAND, CA 94601  
PLN15322

PUNDYK J & CLAIRE M  
28959 NOTTINGHAM RD  
HAYWARD, CA 94544  
PLN15322

RINCON GONZALO & NELIDA  
2858 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

ROSS CURTIS JR TR  
10323 BYRON AVE  
OAKLAND, CA 94603  
PLN15322

RUIZ ARTURO & MARIA  
2879 E 17TH ST  
OAKLAND, CA 94601  
PLN15322

SILVEIRA WILLIAM J & BRIAN L TRS  
499 EMBARCADERO  
OAKLAND, CA 94606  
PLN15322

SUN LUC K  
3000 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

STROHECKER CATHERINE M  
1622 29TH AVE  
OAKLAND, CA 94601  
PLN15322

SUN BRIAN D & WENDY L  
839 SANTA FE AVE  
ALBANY, CA 94706  
PLN15322

TRIEU NHI X  
801 PARK ST  
ALAMEDA, CA 94501  
PLN15322

VALDES MARTIN  
1634 29TH AVE  
OAKLAND, CA 94601  
PLN15322

VO TUAT V  
2871 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

YU LI & LI ZHONG  
2914 E 16TH ST  
OAKLAND, CA 94601  
PLN15322

ALDERS PETER  
4448 JAMES AVE  
CASTRO VALLEY CA 94546  
PLN15330

CHILLERS SHARON  
662 APGAR ST  
OAKLAND CA 94609  
PLN15330

CHRISTIAN BIBLEWAY CHURCH  
WILLIE REED  
PO BOX 22841  
OAKLAND CA 94609  
PLN15330

CITY OF OAKLAND  
REAL ESTATE DIVISION  
250 FRANK H OGAWA PLZ 4  
OAKLAND CA 94612  
PLN15330

CLEMENTS LILLIE M & JOSEPH A TRS  
CLEMENTS ANTONIO  
3869 M L KING JR WAY  
OAKLAND CA 94609  
PLN15330

COMMUNITY DEVELOPMENT  
CORPORATION OF OAKLAND  
LARRY TAYLOR  
5636 SHATTUCK AVE  
OAKLAND CA 94609  
PLN15330  
COTTER NEIL & MARY ETAL  
2847 ARGUELLO ST  
BURLINGAME CA 94010  
PLN15330

CONSOS PETER P JR TR  
PO BOX 111  
PLEASANTON CA 94566  
PLN15330

COTTER & COYLE LLC  
2847 ARGUELLO DR  
BURLINGAME CA 94010  
PLN15330

DAO HUY A  
666 APGAR ST  
OAKLAND CA 94609  
PLN15330

DELALUZMARTINEZ MARIA & VALDEZCRUZ  
SANTOS ETAL  
3861 M L K JR WAY  
OAKLAND CA 94609  
PLN15330

EVANS LARA M  
3840 M L KING JR WAY  
OAKLAND CA 94609  
PLN15330

FRIEDMAN EVE & WADA ADONICA  
551 GROVE ST  
SAN FRANCISCO CA 94102  
PLN15330

GEBREMICHAEL SEMHAR  
535 PIERCE ST 3101  
ALBANY CA 94706  
PLN15330

GHEBREGZIABHER MICHAEL & TESFALDET  
3857 M L KING JR WAY  
OAKLAND CA 94609  
PLN15330

GEBREMICHAEL ASMEROM  
1538 HAIGHT ST  
SAN FRANCISCO CA 94117  
PLN15330

GUIITON JESSIE TR & GUIITON NICHELE ETAL  
663 APGAR ST  
OAKLAND CA 94609  
PLN15330

HAYWOOD IRENE HEIRS OF EST  
2716 CENTER AVE  
RICHMOND CA 94804  
PLN15330

HOUSING AUTHORITY OF THE CITY OF  
OAKLAND  
1619 HARRISON ST  
OAKLAND CA 94612  
PLN15330

JENZEH MICHAEL & STONE DAVID ETAL  
6351 FLORIO ST  
OAKLAND CA 94618  
PLN15330

JUDD TODD M  
76 FAIR DR  
SAN RAFAEL CA 94901  
PLN15330

LANDRUM BRETT J & DANNITA M TRS  
6045 BUENAVENTURA AVE  
OAKLAND CA 94605  
PLN15330

LOCKHART SETERIA M HEIRS OF EST ETAL  
JERRELLE LOCKHART  
3836 MARTIN LUTHER KING J  
OAKLAND CA 94609  
PLN15330

LYNCH MARK & GREALY ANTHONY  
772 TREAT AVE  
SAN FRANCISCO CA 94110  
PLN15330

MACCARTHY ROBERT & SAAVEDRA  
MELISSA  
631 APGAR ST  
OAKLAND CA 94609  
PLN15330

MARTA DEPIERRIS TRUST  
ALEXIS PROPERTIES  
PO BOX 10663  
OAKLAND CA 94610  
PLN15330

MILES WALTER D & CLARA D TRS  
445 61ST ST  
OAKLAND CA 94609  
PLN15330

MOHAMED NASIR S  
2111 11TH AVE  
OAKLAND CA 94606  
PLN15330

MOHAMED NASIR S  
1741 MARKET ST  
OAKLAND CA 94607  
PLN15330

MUCKEL TERESA  
1245 DEWEY ST  
REDWOOD CITY CA 94061  
PLN15330

NELSON BRITTA C TR  
458 41ST ST  
OAKLAND CA 94609  
PLN15330

NEMARIAM FRIE  
13315 TWILIGHT TRAIL PL N  
ALBUQUERQUE NM 87111  
PLN15330

PHILIPOS YOSIEF & GHEBRMICAEL  
ASMEROM  
1825 POGGI ST 311A  
ALAMEDA CA 94501  
PLN15330

QUICK RODNEY K  
PO BOX 6112  
OAKLAND CA 94603  
PLN15330

REO HOMES 2 LLC  
510 3RD ST 102  
OAKLAND CA 94607  
PLN15330

RICHARDSON BLANCHE A  
MARCUS BOOK STORE  
3900 M L KING JR WAY  
OAKLAND CA 94609  
PLN15330

ROCKRIDGE PROPERTIES LLC  
PO BOX 111  
PLEASANTON CA 94566  
PLN15330

SAN FRANCISCO BAY AREA RAPID TRANSIT  
DISTRICT  
PO BOX 12688  
OAKLAND CA 94604  
PLN15330

SAN FRANCISCO BAY AREA RAPID TRANSIT  
DISTRICT  
645 40TH ST  
OAKLAND CA 94609  
PLN15330

SEIDMAN JENNIFER  
660 39TH ST  
OAKLAND CA 94609  
PLN15330

W & T LEASING  
131 E LINCOLN AVE  
FORT COLLIN CO 80524  
PLN15330

W & T LEASING  
131 E LINCOLN AVE  
FORT COLLIN CO 80524  
PLN15330

WALKER WILMA & DANIELS DIANE L ETAL  
627 APGAR ST  
OAKLAND CA 94609  
PLN15330

WATERS BRENDAN & LAURA G  
667 39TH AVE  
OAKLAND CA 94609  
PLN15330

WORTHINGTON JAMES  
619 APGAR ST  
OAKLAND CA 94609  
PLN15330

WRIGHT JOHNIE M & SAWYER LAVERNE R  
TRS  
2137 HAVENSCOURT BLVD  
OAKLAND CA 94621  
PLN15330

*Harriman Kinyon Architects, Inc.*

*Architecture  
Planning  
Interior Design*



March 9, 2016  
Michael Bradley, Planner II  
City of Oakland  
Bureau of Planning  
250 Frank H. Ogawa Plaza  
Suite 2114  
Oakland, CA 946212

RE: Existing structure at 3814 MacArthur Blvd.

Attached are photos taken today of the existing condition of the former theater/church at 3814 MacArthur Blvd in the Laurel District.

Our approach at the beginning of this project was to investigate reusing some elements of the existing theater, especially the marquee element but we also understood the City's desire for new retail spaces along MacArthur Boulevard.

The existing theater/church has a sloped floor in the main auditorium and the existing structural elements for the marquee structure would make the needed interior layout difficult to reuse portions of the existing building to fit in the needs for the new development. Based on the layout requirements for the dialysis clinic as well as fitting in the new retail spaces at this property, we realized that removing this structure and building a new structure would provide the desired retail spaces and the dialysis clinic this neighborhood needed.



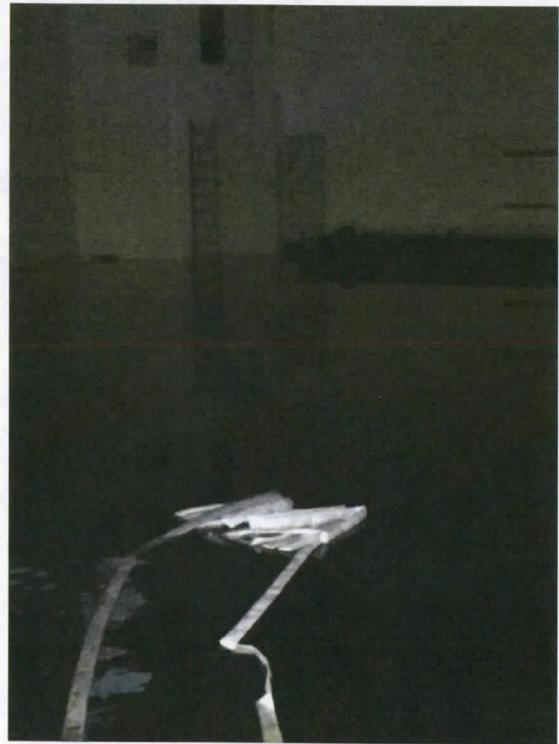
Existing Exterior



Lobby office



Interior photo of the theater/church lobby.



Interior theater/church photo, currently flooded inside main auditorium.



Theater/church mezzanine.



Existing storage/electrical room. Electrical panel has been spliced to provide power for squatter in the building.

3814 MacArthur Blvd.

Case File: PLN15297

Notice of Building Relocation

Date Posted: January 22, 2016

Posting Sources:

At the subject site (see attached photo)

Oakland Tribune (see attached proof of publication)

Contra Costa Times (see attached proof of publication)

Laurel Merchants Association

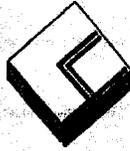
Oakland Heritage Alliance - Amelia Marshall

Alameda Historical Society - Annalie Alantors

Cinema Treasure

A new project will be coming at this location  
and the existing theater building located at  
3814 MacArthur Blvd is available for relocation.

For more information, please contact:  
Dax Cheshier  
Dax.cheshier@davita.com  
214-629-6129



*Harriman Kinyon*  
Architects, Inc.

# Oakland Tribune

1970 Broadway, Suite 100  
Oakland, CA 94612  
510-723-2850

3757194

HARRIMAN KINYON ARCHITECTS, INC.  
ACCTS PAYABLE  
1801 OAKLAND BLVD., #320  
WALNUT CREEK, CA 94596-7000

## PROOF OF PUBLICATION FILE NO. 3814 Macarthur Blvd.

In the matter of

### Oakland Tribune

The Oakland Tribune

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Oakland Tribune, a newspaper published in the English language in the City of Oakland, County of Alameda, State of California.

I declare that The Oakland Tribune is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order, dated December 6, 1951, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Oakland Tribune as a Newspaper of General Circulation, Case Number 237798. Said order states that "The Oakland Tribune is a newspaper of general circulation within the City of Oakland, and the County of Alameda, and the State of California, within the meaning and intent of Chapter 1, Division 7, Title 1 [§§ 6000 et seq.], of the Government Code of the State of California." Said order has not been revoked, vacated, or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**02/02/2016, 02/03/2016, 02/26/2016**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: February 26, 2016

  
Public Notice Advertising Clerk

Legal No.

**0005660846**

**PUBLIC NOTICE** This message is to inform you that the existing theater building located at 3814 Macarthur Blvd., Oakland, CA is available for relocation and a new project will be coming at this location.

For more information, please contact:  
Dax Cheshler  
Dax.cheshler@davita.com  
214-629-6129

This is coming from the Historic Preservation planner and informing you is one of our conditions of approval. The building will be torn down unless someone would like to move it.

**OT #5660846; Feb. 2, 3, 26, 2016**

# Oakland Tribune

1970 Broadway, Suite 100  
Oakland, CA 94612  
510-723-2850

3757194

HARRIMAN KINYON ARCHITECTS, INC.  
ACCTS PAYABLE  
1801 OAKLAND BLVD., #320  
WALNUT CREEK, CA 94596-7000

## PROOF OF PUBLICATION

FILE NO. 3814 Macarthur Blvd.

In the matter of

**Oakland Tribune**

The Oakland Tribune

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For more information, please contact:

Dax Cheshier  
Dax.cheshier@davita.com  
214-629-6129

This is coming from the Historic Preservation planner and informing you is one of our conditions of approval. The building will be torn down unless someone would like to move it.

OT #5660846; Feb. 2, 3, 26, 2016

**Contra Costa Times**

175 Lennon Lane, Suite 100  
Walnut Creek, CA 94598  
925-943-8019

3757194

HARRIMAN KINYON ARCHITECTS, INC.  
ACCTS PAYABLE  
1801 OAKLAND BLVD., #320  
WALNUT CREEK, CA 94596-7000

**PROOF OF PUBLICATION  
FILE NO. 3814 Macarthur Blvd.**

In the matter of

**Contra Costa Times**

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Contra Costa Times, a newspaper published in the English language in the City of Walnut Creek, County of Contra Costa, State of California.

I declare that the Contra Costa Times is a newspaper of general circulation as defined by the laws of the State of California as determined by court decree dated October 22, 1934, Case Number 19764. Said decree states that the Contra Costa Times is adjudged to be a newspaper of general circulation for the City of Walnut Creek, County of Contra Costa and State of California. Said order has not been revoked.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**02/02/2016, 02/03/2016, 02/26/2016**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.  
On this 26th day of February, 2016.

Signature 

Legal No. 0005662670

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For more information, please contact:  
Dax Cheshier  
Dax.cheshier@davita.com  
214-629-6129  
This is coming from the Historic Preservation planner and informing you is one of our conditions of approval. The building will be torn down unless someone would like to move it.  
CCT #5662670; Feb. 2, 3, 26, 2016

FILE NO. 3814

**Contra Costa Times**

175 Lennon Lane, Suite 100  
Walnut Creek, CA 94598  
925-943-8019

3757194

HARRIMAN KINYON ARCHITECTS, INC.  
ACCTS PAYABLE  
1801 OAKLAND BLVD., #320  
WALNUT CREEK, CA 94596-7000

**PROOF OF PUBLICATION**  
**FILE NO. 3814 Macarthur Blvd.**

In the matter of

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On this 26th day of February, 2016.

\_\_\_\_\_  
Signature

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CCT #5662670; Feb. 2, 3, 26, 2016