

**APPLICATIONS ON FILE**  
**May 12, 2017**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2nd Floor**  
**Oakland, California 94612**

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In addition to those applications listed on the City Planning Commission Agenda, the City has also received the applications included in this notice for review and action.

You have received this notice because our records indicate that you own property and/or reside near one of the project locations listed below or you have indicated your interest in one of the applications.

**You may view the project applications and/or plans by visiting our offices. The case Planner does not need to be present to see the project file. Your comments and/or questions regarding an application must be directed to the Bureau of Planning-Zoning Division, to the attention of the designated case Planner, and by the end of the 17-day public comment period:**

**May 30, 2017**

**In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case Planner promptly.**

A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please provide the case Planner with a regular mail or email address.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Bureau of Planning-Zoning Division, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned public comment period described above. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

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1.                   **Location:** 277- 27<sup>TH</sup> STREET, OAKLAND, CA 94612  
                          **300, 306, 310 and 322 - 24<sup>TH</sup> STREET, OAKLAND, CA 94612**  
                          **APNs:** 008 067102001,008 067102101, 008 067102303, 008 067102400 and  
                          **008 067102500.**  
**Proposal:** Revision to the previously approved project to construct an 18-story residential tower containing 437 dwelling units above approximately 66,000 square feet of retail at the first two levels. The proposed revision includes the construction of a rooftop elevator penthouse in excess of 12 feet above the height limit.  
**Applicant / Phone Number:** Ray Connell / (510) 227-6686  
                          **Owner:** Robb David A  
                          **Case File Number:** **PLN16080-R01**  
**Planning Permits Required:** Minor Conditional Use Permit to allow a rooftop elevator penthouse in excess of 12 feet above the height limit.  
                          **General Plan:** Central Business District  
                          **Zoning:** D-BV-1  
**Environmental Determination:** A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions:  
                          15183 - Projects consistent with a Community Plan, General Plan, or Zoning;  
                          15183.3 - Streamlining for In-Fill projects; and/or  
                          15164 - Addendum to the 2014 certified Broadway Valdez District Specific Plan EIR.  
                          Each of which provides a separate and independent basis for CEQA compliance.  
                          **Historic Status:** PDHP; Rating: C2+ (or in Gate)  
                          **City Council District:** 3  
                          **Action to be Taken:** Pending  
                          **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Peterson Vollmann** at **(510) 238-6167** or by email:  
                          [pvollmann@oaklandnet.com](mailto:pvollmann@oaklandnet.com)

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2.                   **Location:** 2030 FRANKLIN STREET, OAKLAND, CA 94612 (APN: 008 065100801)  
**Proposal:** To construct a macro-telecommunications facility for 12 antenna panels within four separate rooftop enclosures (3 antennas per sector), and one rooftop equipment cabinet screened, textured and painted to match existing rooftop penthouse exterior on a commercial building.  
**Applicant / Phone Number:** AT&T Mobility/ Misako Hill, (415) 533 2540  
                          **Owner:** Property Ventures Marin Inc.  
                          **Case File Number:** **PLN17029**  
**Planning Permits Required:** Minor Conditional Use Permit for Telecom-Macro Facilities in the CBD-C zone; Minor Variances to exceed the maximum 15 feet height of the extended antenna screen over the roofline of main building, and for antenna facilities not meeting the required 1:1 ratio setback from the building façade; and Regular Design Review for construction of telecommunication facilities.  
                          **General Plan:** Central Business District  
                          **Zoning:** CBD-C  
**Environmental Determination:** 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                          **Historic Status:** Non-Historic Property  
                          **City Council District:** 3  
                          **Action to be Taken:** Pending  
                          **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Danny Thai** at **(510) 238-3584** or by email:  
                          [dthai@oaklandnet.com](mailto:dthai@oaklandnet.com)

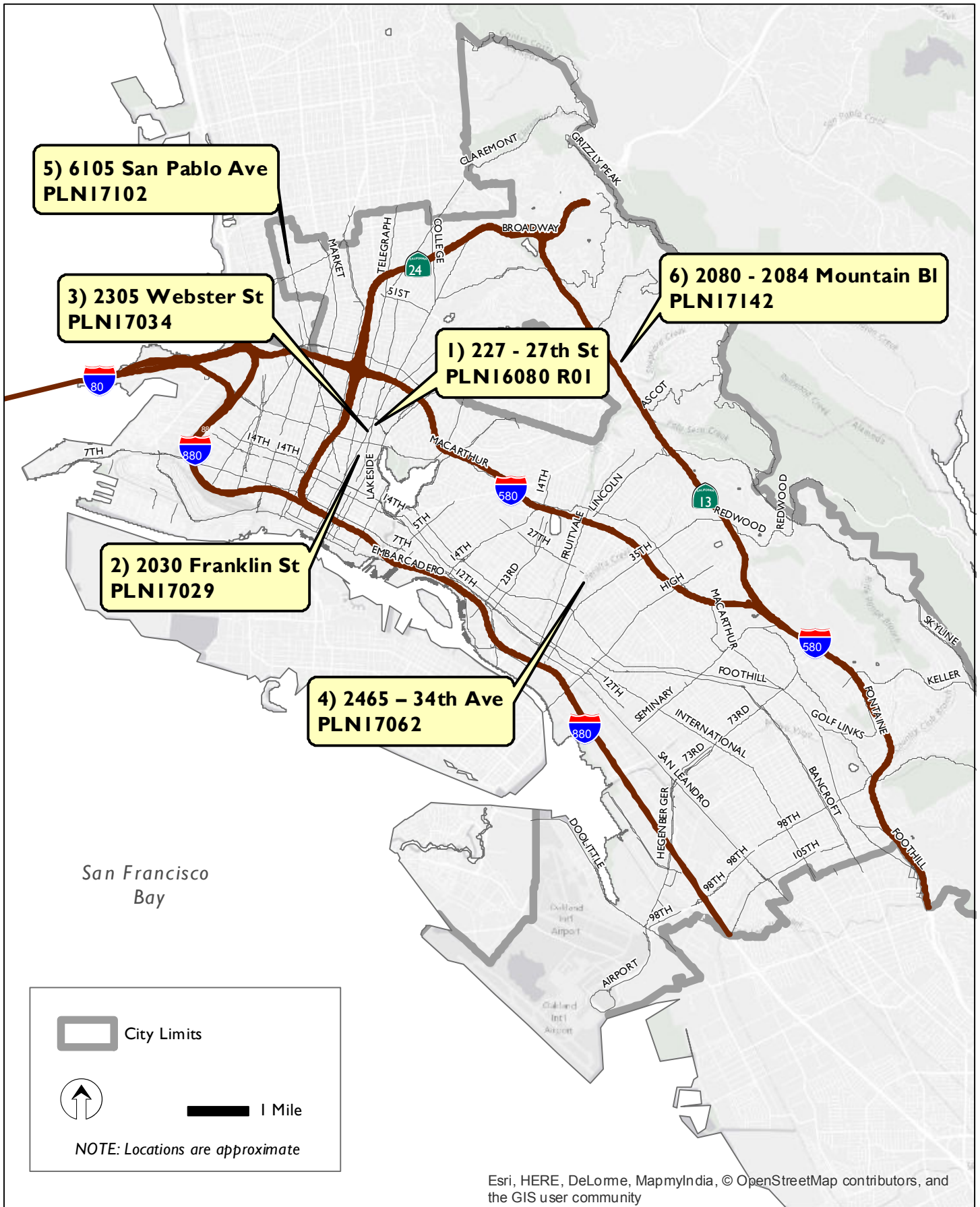
3. **Location:** 2305 WEBSTER STREET, OAKLAND, CA 94612 (APN: 008 066700500)  
**Proposal:** To construct a 24-story residential building with 130 dwelling units and ground-floor retail on a site containing an existing surface parking lot.  
**Applicant / Phone Number:** Halle Hagenau / (510) 841-3555  
**Owner:** Associated Investment Company  
**Case File Number:** PLN17034  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Central Business District  
**Zoning:** D-BV-2  
**Environmental Determination:** A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions:  
 15183 - Projects consistent with a Community Plan, General Plan, or Zoning;  
 15183.3 - Streamlining for In-Fill projects; and/or  
 15164 - Addendum to the 2014 certified Broadway Valdez District Specific Plan EIR.  
 Each of which provides a separate and independent basis for CEQA compliance.  
**Historic Status:** Non-Historic Property  
**City Council District:** 3  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Peterson Vollmann** at (510) 238-6167 or by email: [pvollmann@oaklandnet.com](mailto:pvollmann@oaklandnet.com)

4. **Location:** 2465 – 34<sup>TH</sup> AVENUE OAKLAND, CA 94601 (APN: 027 087800200)  
**Proposal:** To establish an accessible and protected gathering area for cultural civic activities, including community dining tables, communal adobe oven, and a canopy pavilion to protect historical displays within the existing historic resource, Peralta Hacienda Historical Park.  
**Applicant / Phone Number:** Christine Reed / (510)238-6540  
**Owner:** City of Oakland / Public Works Division  
**Case File Number:** PLN17062  
**Planning Permits Required:** Regular Design Review for the construction of a pavilion for cultural civic gathering area within a City Historic Park; and  
 Minor Conditional Use Permit for Essential Service Civic Activities in the OS (SU) Zone.  
**General Plan:** Urban Park and Open Space  
**Zoning:** OS (SU)  
**Environmental Determination:** 15331-Historical Resource Restoration-Rehabilitation; and  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Historic Property, API (Area of Primary Importance)/Antonio Maria Peralta House  
**City Council District:** 5  
**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)

5. **Location:** 6105 SAN PABLO AVENUE, OAKLAND, CA 94608 (APN: 016 145900300)  
**Proposal:** To establish two (2) commercial condominium units and fifteen (15) residential condominium units (under construction and relocation), previously approved under Planning file PLN16006.  
**Applicant/ Phone Number:** John Gutierrez / (510) 647-0600  
**Owner:** Dwight Linden, Flatlands Development Holdings, LLC  
**Case File Number:** PLN17102  
**Planning Permits Required:** Tentative Parcel Map Subdivision for new residential and commercial condominiums and conversion of residential units to residential condominiums (TPM10671).  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-3; CC-2  
**Environmental Determination:** 15332-In Fill Development; and  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Non-Historic Property  
**City Council District:** 1  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Michael Bradley** at (510) 238-6935 or by email: [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

6. **Location:** 2080 - 2084 MOUNTAIN BOULEVARD, OAKLAND, CA 94611  
**APN:** 048F735201601  
**Proposal:** To demolish a two-story office building and construct a mixed-use one-story commercial building that includes retail, restaurant and offices. All required parking will be provided via the La Salle Street Garage.  
**Applicant / Phone Number:** Eric Price / (510) 836-5400  
**Owner:** Elvidge Ronald P & Mundelius Michael W Etal  
**Case File Number:** PLN17142  
**Planning Permits Required:** Minor Conditional Use Permit for a ground-floor Limited/Full-Service Restaurant and Offices in the CN-1 Zone; and  
 Regular Design Review for building demolition and new building construction.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-1  
**Environmental Determination:** 15301-Existing Facilities; and  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Non-Historic Property  
**City Council District:** 4  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Jose Herrera** at (510) 238-3808 or by email: [jherrera@oaklandnet.com](mailto:jherrera@oaklandnet.com)

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## Applications on File for the Week of May 12, 2017