

APPLICATIONS ON FILE
June 16, 2017

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

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

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

You may view the project applications and/or plans by visiting our offices. The case Planner does not need to be present to see the project file. Your comments and/or questions regarding an application must be directed to the Bureau of Planning-Zoning Division, to the attention of the designated case Planner, and by the end of the 17-day public comment period. Due to the 4th of July-Independence Day Holiday, the public comment period for this notification has been extended to:

Wednesday, July 05, 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:** 4100 REDWOOD ROAD, OAKLAND, CA 94619
 APNs: 029 109001611, 029 109001614
 Proposal: Revision to the previously approved Master Sign Program for Lincoln Square Shopping Center.
Applicant / Phone Number: Diana Alzate / (916) 927-0527
 Owner: Property Development Centers, LLC
 Case File Number: CMDV11137-R01
Planning Permits Required: Minor Conditional Use Permit for Master Sign Program.
 General Plan: Community Commercial
 Zoning: CC-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 **Peterson Vollmann** at (510) 238-6167 or by email: pvollmann@oaklandnet.com

2. Location: 2016 TELEGRAPH AVENUE OAKLAND, CA 94612 (APN: 008 064901000)

Proposal: To construct a 18-story mixed-use development with ground-floor retail and parking with 230 dwelling units on the upper levels.

The proposal will also include the removal of prior mitigations that are no longer applicable from the 2004 Uptown EIR due to changes in City practice and policy as detailed in the prepared CEQA Analysis document. The specific prior mitigations are as follows:

Mitigation Trans-1 (San Pablo/20th)
Mitigation Trans-2 (Telegraph/ 19th)
Mitigation Trans-4 (San Pablo/ 27th)
Mitigation Trans-5 (San Pablo/ W. Grand)
Mitigation Trans-6 (San Pablo/ 20th)
Mitigation Trans-7 (Telegraph/ W. Grand)
Mitigation Trans-8 (Telegraph/ 20th)
Mitigation Trans-9 (Telegraph/ William)
Mitigation Trans-10 (Telegraph/ 19th)
Mitigation Trans-12 (Mandela/ W. Grand)
Mitigation Trans-13 (Harrison/ Grand)
Mitigation Trans-14 (Castro/17th/I-980)

Applicant / Phone Number: Rob Zirkle / (510) 516-0167

Owner: City Oakland

Case File Number: PLN16455

Planning Permits Required: Regular Design review for new construction; and Minor Variance for meeting the full Group Open Space requirement (to be supplemented with interior amenity space).

General Plan: Central Business District

Zoning: CBD-P

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;
15168 & 15180 – Projects consistent with a Redevelopment program EIR; and/or
15164 – Addendum to the 2004 Uptown EIR;
Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor or on-line at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>

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

3. **Location:** 2003 and 2015 TELEGRAPH AVENUE OAKLAND, CA 94612
APNs: 008 064500400, 008 064500500

Proposal: To construct a 14-story mixed-use development with ground-floor retail and parking with 114 dwelling units above.

The proposal will also include the removal of prior mitigations that are no longer applicable from the 2004 Uptown EIR due to changes in City practice and policy as detailed in the prepared CEQA Analysis document. The specific prior mitigations are as follows:

- Mitigation Trans-1 (San Pablo/20th)
- Mitigation Trans-2 (Telegraph/ 19th)
- Mitigation Trans-4 (San Pablo/ 27th)
- Mitigation Trans-5 (San Pablo/ W. Grand)
- Mitigation Trans-6 (San Pablo/ 20th)
- Mitigation Trans-7 (Telegraph/ W. Grand)
- Mitigation Trans-8 (Telegraph/ 20th)
- Mitigation Trans-9 (Telegraph/ William)
- Mitigation Trans-10 (Telegraph/ 19th)
- Mitigation Trans-12 (Mandela/ W. Grand)
- Mitigation Trans-13 (Harrison/ Grand)
- Mitigation Trans-14 (Castro/17th/l-980)

Applicant / Phone Number: Rob Zirkle / (510) 516-0167

Owner: Hawley Stephen H & Elizabeth L Trs & Sampson Etal

Case File Number: PLN16456

Planning Permits Required: Regular Design review for new construction; and Minor Variance for meeting the full Group Open Space requirement (to be supplemented with interior amenity space).

General Plan: Central Business District

Zoning: CBD-P

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;
 15168 & 15180 – Projects consistent with a Redevelopment program EIR; and/or
 15164 – Addendum to the 2004 Uptown EIR;
 Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor or on-line at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>

Historic Status: Non-Historic property

City Council District: COUNCIL DISTRICT 3

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

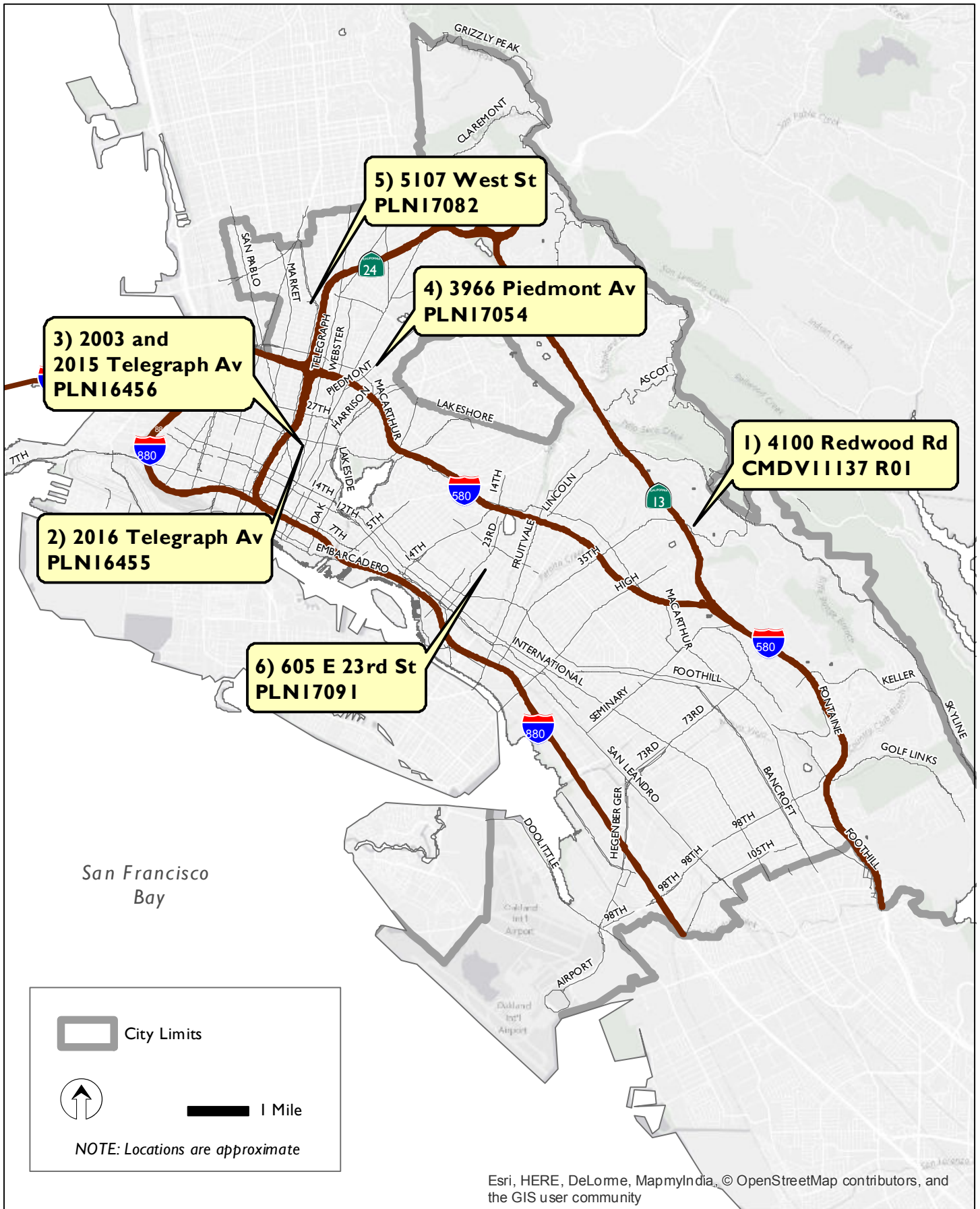
For Further Information: Contact case Planner **Peterson Vollmann** at (510) 238-6167 or by email: pvollmann@oaklandnet.com

4. **Location:** 3966 PIEDMONT AVENUE, OAKLAND, CA 94611 (APN: 012 093504800)
Proposal: To operate an 800 square foot real estate office on the ground-floor of an existing commercial building.
Applicant / Phone Number: Diana George / (650) 823-3502
Owner: Cho Michael M & Tae S Etal
Case File Number: PLN17054
Planning Permits Required: Minor Conditional Use Permit for Consultative and Financial Service activity in the CN-1 Zone.
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: OCHS Rating: Dc3
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Gregory Qwan** at (510) 238-2958 or by email: gqwan@oaklandnet.com

5. **Location:** 5107 WEST STREET OAKLAND, CA 94608 (APN: 013 116801700)
Proposal: To convert two detached dwelling units into two residential condominium units.
Applicant / Phone Number: Subhas Narayan / (510) 584-6382
Owners: Samaniego Alfonso G & Hildeliza G Trs
Case File Number: PLN17082
Planning Permits Required: Tentative Parcel Map Subdivision for residential condominium conversion.
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
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

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6. **Location:** 605 EAST 23RD STREET, OAKLAND, CA 94606 (APN: 022 030500200)
 Proposal: To construct a detached three-story, five-unit residential building, located at the rear of the property that contains an existing four-unit residential building. The project will provide a total of 9 residential units with 9 off-street parking spaces (5 regular and 4 compact spaces).
Applicant / Phone Number: Krystal Dong / (415) 525-6007
 Owner: Dong Krystal
 Case File Number: PLN17091
Planning Permits Required: Regular Design Review for new construction of 5 additional residential units in the RU-2 Zone.
 General Plan: Urban Residential
 Zoning: RU-2
Environmental Determination: 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating: Dc3
 City Council District: 2
 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

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Planning & Building Department



Applications on File for the Week of June 16, 2017