

APPLICATIONS ON FILE
June 30, 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:

July 17, 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.

1. **Location:** 226 – 13TH STREET, OAKLAND, CA 94612 (APN: 002 007700100)
Proposal: Zoning Manager Determination that the exterior modifications to the proposed new seven story building are permitted minor changes and the proposal is still consistent with the project approvals under Planning Case number PLN15-320. The proposal modifications include exterior architectural design changes, a reduction of one dwelling unit from 262 units to 261 units, and an increase in the ground-floor retail by approximately 3,000 square feet.
Applicant / Phone Number: Ray Connell / (510) 227-6686
Owner: Kh Associates
Case File Number: DET170073
General Plan: Central Business District;
Zoning: D-LM-4; D-LM-2
Historic Status: Non-Historic Property
City Council District: 2
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:** 491 HARDY STREET, OAKLAND, CA 94618 (APN: 014 125603800)
Proposal: Expand existing children's playground into an open area at the end of Hardy St.
Applicant / Phone Number: Carol Behr / (510) 919-0627
Owner: Alameda County Flood Control
Case File Number: PLN17099
Planning Permits Required: Minor Conditional Use Permit to operate an open facility (outdoor/playground).
General Plan: Mixed Housing Type Residential
Zoning: OS (NP), Open Space
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 **Gregory Qwan** at (510) 238-2958 or by email: gqwan@oaklandnet.com

3. **Location:** 1190 - 19TH STREET, OAKLAND, CA 94607
APNs: 005 040500500, 005 040500600
Proposal: To convert four existing live-work units into live-work condominium units, renovate nine live-work units to live-work condominium units, and convert two commercial units to commercial condominiums. All of these units are existing and have been previously approved for new construction or alterations per approved Planning application PLN14309.
Applicant / Phone Number: John Gutierrez / (510) 647-0600
Owner: Shanks David M
Case File Number: PLN17103
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion (TPM10656).
General Plan: Business Mix
Zoning: CIX-1A/S-19
Environmental Determination: 15301(k)-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: D3
City Council District: 3
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: clquitevis@oaklandnet.com

4. **Location:** 1224 - 80TH AVENUE, OAKLAND, CA 94608 (APN: 041 420303100)
Proposal: To construct two detached two-story duplexes, totaling four residential units. The project will have four parking spaces (2 regular and 2 compact), including both group and private open space.
Applicant / Phone Number: Melanie Heck / (510) 551-3425
Owner: Peinado Norma A & Ramon
Case File Number: PLN17108
Planning Permits Required: Minor Conditional Use Permit for density of 1 unit per 1,500 square feet of lot area which results in 4 units total in the RM-3 Zone; and Regular Design Review for the new construction.
General Plan: Mixed Housing Type Residential
Zoning: RM-3
Environmental Determination: 15303-New Construction; 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
City Council District: 7
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: clquitevis@oaklandnet.com

5. **Location:** 421 - 23RD AVENUE, OAKLAND, CA 94606 (APN: 019 007300805)
Proposal: To construct a 52' x 75' canopy over six existing dispensers to a gas station.
Applicant / Phone Number: Leslie Burnside with Barghausen Consulting Engineers / (858) 610-0153
Owner: Cp Holding Co LLC
Case File Number: PLN17181
Planning Permits Required: Regular Design Review for footprint additions over 1,000 square feet.
General Plan: EPP Planned Waterfront Development 2
Zoning: D-CE-6
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: 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:
clquitevis@oaklandnet.com

6. **Location:** 230 MADISON STRET, OAKLAND, CA 94607 (APN: 001 016500100)
Proposal: To install new Monopole Wireless Communications Facility by placing one canister antenna in an antenna shroud at the top of an existing utility GUY pole, located in the public Right-of-Way to improve wireless services.
Applicant / Phone Number: Ana Gomez for Black & Veatch / (913) 458-9148
Owner: Metromad Llc Etal
Case File Number: PLN17199
Planning Permits Required: Minor Conditional Use Permit for a telecommunications facility in the M-20 Zone; and
 Regular Design Review for the installation of a monopole.
General Plan: EPP Mixed Use District
Zoning: M-20/S-4
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
City Council District: Council District 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Marilu Garcia** at (510) 238-5217 or by email:
mgarcia2@oaklandnet.com

7. **Location:** 200 ALICE STREET, OAKLAND, CA 94607 (APN: 001 015700600)
Proposal: To install new Macro Wireless Communications Facility by placing one canister antenna in an antenna shroud at the top of a replacement of an existing utility JPA pole located in the public right-of-way to improve wireless services.
Applicant / Phone Number: Ana Gomez for Black & Veatch / (913) 458-9148
Owner: Karkazis Maria Tr
Case File Number: PLN17201
Planning Permits Required: Regular Design Review for the installation of a macro facility in the C-45/S-4.
General Plan: EPP Mixed Use District
Zoning: C-45/S-4
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Marilu Garcia** at (510) 238-5217 or by email: mgarcia2@oaklandnet.com

8. **Location:** 401 ALICE STREET, OAKLAND, CA 94607 (APN: 001 015300700)
Proposal: To install new Monopole Wireless Communications Facility by placing one canister antenna in an antenna shroud at the top of a replacement of an existing utility GUY pole, located in the public Right-of-Way to improve wireless services.
Applicant / Phone Number: Ana Gomez for Black & Veatch / (913) 458-9148
Case File Number: PLN17204
Planning Permits Required: Minor Conditional Use Permit for a monopole in the C-45 / S-4 zone.
 Regular Design Review for the installation of a monopole.
General Plan: EPP Waterfront Warehouse District
Zoning: C-45 / S-4
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: API: Waterfront Warehouse
City Council District: Council District 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Marilu Garcia** at (510) 238-5217 or by email: mgarcia2@oaklandnet.com

9. **Location:** 9219 HOLLY STREET, OAKLAND, CA 94603 (APN: 046 542200600)
Proposal: To construct a rear attached one-story addition which increases the floor area of the existing 483 square feet single-family residence over 100%.
Applicant / Phone Number: Stanley Simmons / (510) 504-1278
Owner: Howard Nathan Jr & Ruth Trs
Case File Number: PLN17210
Planning Permits Required: Regular Design Review for building additions over 100%
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: 7
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: clquitevis@oaklandnet.com

10. **Location:** 363 - 15TH STREET, OAKLAND, CA 94612 (APN: 008 062403400)
Proposal: To subdivide the air space of the property located at 363 15th Street by creating a new parcel above the existing building.
Applicant / Phone Number: Randy Miller / (510) 343-5593
Owner: Lavorini Properties LLC
Case File Number: PLN17211
Planning Permits Required: Tentative Parcel Map Subdivision to subdivide one lot into two lots (TPM10706)
General Plan: Central Business District
Zoning: CBD-P
Environmental Determination: 15315-Minor Land Divisions; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: Dc2+
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

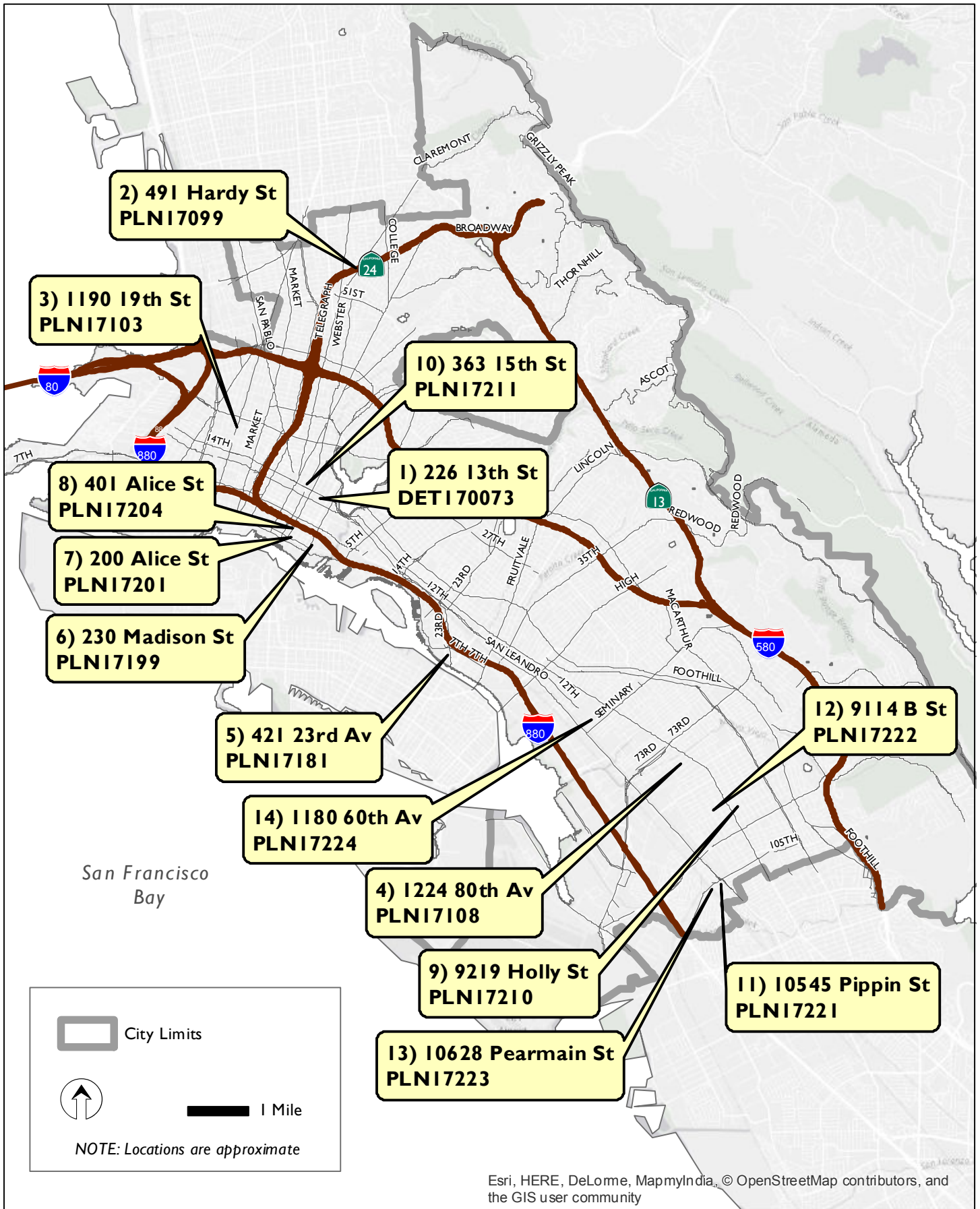
11. **Location:** 10545 PIPPIN STREET, OAKLAND, CA 94603 (APN: 045 525400900)
Proposal: To construct a new single family dwelling.
Applicant / Phone Number: Presidio Realty Advisors, LLC / (925) 407-4747
Owner: Hello Housing
Case File Number: PLN17221
Planning Permits Required: Regular Design Review for new construction.
General Plan: Mixed Housing Type Residential
Zoning: RM-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: Non-Historic Property
City Council District: 7
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

12. **Location:** 9114 'B' STREET, OAKLAND, CA 94603 (APN: 044 495401600)
Proposal: To construct a new single family dwelling.
Applicant / Phone Number: Presidio Realty Advisors, LLC / (925) 407-4747
Owner: Hello Housing
Case File Number: PLN17222
Planning Permits Required: Regular Design Review for new construction.
General Plan: Detached Unit Residential
Zoning: RD-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
City Council District: 7
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

13. **Location:** 10628 PEARMAIN STREET, OAKLAND, CA 94603 (APN: 045 525401900)
Proposal: To construct a new single family dwelling.
Applicant / Phone Number: Presidio Realty Advisors, LLC / (925) 407-4747
Owner: Hello Housing
Case File Number: PLN17223
Planning Permits Required: Regular Design Review for new construction
General Plan: Mixed Housing Type Residential
Zoning: RM-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: Non-Historic Property
City Council District: 7
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

14. **Location:** 1180 - 60TH AVENUE, OAKLAND, CA 94621 (APN: 041 389306400)
Proposal: To construct a new single family dwelling.
Applicant / Phone Number: Presidio Realty Advisors, LLC / (925) 407-4747
Owner: Hello Housing
Case File Number: PLN17224
Planning Permits Required: Regular Design Review for new construction
General Plan: Detached Unit Residential
Zoning: RD-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: Non-Historic Property
City Council District: 6
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

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Planning & Building Department



Applications on File for the Week of June 30, 2017