

APPLICATIONS ON FILE
August 04, 2017

CITY OF OAKLAND
PLANNING AND BUILDING DEPARTMENT
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 need not 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:

August 21, 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 17-day 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 Planning and Building Department, 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.

1. **Location:** 912 61ST STREET, OAKLAND, CA 94608 (APN: 016 143600301)
Proposal: To construct a 1,782 sq. ft. two-story second unit attached to and at the rear of the existing residence and construct a 717 sq. ft. two-story addition to the existing residence.
Applicant - Owner/ Phone Number: Gregory Bell / (510) 684-1351
Owner: Aoanan Ramon
Case File Number: PLN16242
Planning Permits Required: Regular Design Review to construct a rear second unit on a lot that contains a front residential unit.
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, Not A Potential Designated Property, OCHS Rating: X
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case planner **Heather Klein** at (510) 238-3659 or by email: hklein@oaklandnet.com

2. **Location:** 5964 CANNING STREET, OAKLAND, CA 94609 (APN: 016 139501700)
Proposal: Scope of project involves the raising of an existing residence 4'-11" to create new ground floor conditioned space. The project involves 1,300 square feet of new floor area, a reduction on building footprint, an increase in the overall height to 29'-6". Proposal will continue an existing legal non-conforming interior side yard setback of 2'-9" where 4' is required.
Applicant - Owner/ Phone Number: Anne Tierney / (510) 531-0540
Owner: Halsell Celestine
Case File Number: PLN17070
Planning Permits Required: Regular Design Review Raising an existing residence 4'-11" to create new ground floor conditioned space with approx. 1,300 square feet of floor area; and Minor Variance To continue and existing legal non-conforming setback of 2'-9" along one interior side property line, where 4' is required.
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, OCHS Rating: X
City Council District: 1
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

3.

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Location: 320, 322 and 330 40TH STREET, OAKLAND, CA 94609

APN: 012 100001400, 012 110001500

Proposal: Re-design of a proposal for a brew pub with a beer garden (limited service restaurant), and outdoor eating. Proposed hours are: S-Thu 10 AM -10 PM and F-S 10 AM- 11 PM. The previous proposal was to close at 1 AM S-Thu and 2 AM F-S. Shipping containers in a U-shaped configuration are proposed as buildings. The beer garden area is now reduced from 8606 to 4698 sq. ft. and meets parking requirements. Buildings are located 23' from the front and 26' from the rear and are bordered by a 12' wide driveway to the parking lot at 4031 Broadway. The buildings and driveway are proposed as a visual/noise buffer between adjacent residential uses and the beer garden activity. 3 parking places are retained on the property. Trash collection is from the driveway easement and is shared with businesses at 4031 Broadway. Street activity is provided through a seating area located within 6 feet of 40th Street and a gas fire pit and seating area located 15-25 feet from 40th St.

Applicant - Owner/ Phone Number: Brandon Smith / (949) 358-0755

Owner: Wfgp Llc

Case File Number: PLN17004

Planning Permits Required: Minor Conditional Use Permit for Custom Manufacturing for brewery and beer garden; and
Regular Design Review For new shipping containers that are 1,613 square feet of floor area, and for approximately 8,606 square feet of total activity area.; and
Minor Variance for 23 foot front setback where a 20 foot front setback is normally required; and
Minor Conditional Use Permit for a shared access facility between parcels.

General Plan: Community Commercial

Zoning: CC-2

Environmental Determination: 15303-New Construction or Conversion of Small Structures
15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: None (vacant/parking lot), API: No, Historic District: No, OCHS Rating: None, Heritage Property: Not a Heritage Property

City Council District: 1

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case planner **Rebecca Lind** at **510-238-3472** or by email:
rlind@oaklandnet.com

4. **Location:** 1200 CLAY STREET, OAKLAND, CA 94612 (APN: 002 009703100)
Proposal: Installation of a wireless “small cell site” telecommunication facility for Verizon Wireless on an existing 29’ tall City street light pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24” long and 14.6” in diameter located within shroud at a height of 32’-5” and two radio units (12.05” wide and 27.17” tall) mounted at a height of 11’-6” and 13’-2” above ground.
Organization: Black & Veatch (A Gomez) / (913) 458-9148
Owner: City of Oakland
Case File Number: PLN17117
Planning Permits Required: Minor Conditional Use Permit to install small cell site on existing City light pole (monopole telecommunications facility) in CBD-R zone over 100 ft. from residential zone; and Regular Design Review for monopole telecommunications facility in CBD-R zone over 100 ft. from residential zone.
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 **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

5. **Location:** 350 20TH STREET, OAKLAND, CA 94612 (APN: 008 065101403)
Proposal: Installation of a wireless “small cell site” telecommunication facility for Verizon Wireless on an existing 28’ tall City street light pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24” long and 14.6” in diameter located within shroud at a height of 33’-1” and two radio units (12.05” wide and 27.17” tall) mounted at a height of 12’ and 15’-3” above ground
Organization: Black & Veatch (A Gomez) / (913) 458-9148
Owner: City of Oakland
Case File Number: PLN17120
Planning Permits Required: Minor Conditional Use Permit to install telecommunications facility on city light pole (monopole) in CBD-C zone over 100 ft from residential zone; and Review Regular Design Review for monopole telecommunications facility.
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 **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

6. **Location:** 1825 SAN PABLO AVENUE, OAKLAND, CA 94612 (APN: 003 006300100)
Proposal: Installation of a wireless "small cell site" telecommunication facility for Verizon Wireless on an existing 28' tall city street light pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24" long and 14.6" in diameter located within shroud at a height of 31'-6" and two radio units (12.05" wide and 27.17" tall) mounted at a height of 12' and 15'-3" above ground.
Organization: Black & Veatch (A Gomez) / (913) 458-9148
Owner: City of Oakland
Case File Number: PLN17130
Planning Permits Required: Minor Conditional Use Permit to install telecommunication antenna on a City light pole (monopole telecommunications) facility in CBD-X zone over 100 ft from residential zone; and Regular Design Review to install telecommunication antenna on an existing City light pole.
General Plan: Central Business District
Zoning: CBD-X
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 **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

7. **Location:** 165 13TH STREET, OAKLAND, CA 94612 (APN: 002 008100100)
Proposal: Install new "small cell site" Monopole Wireless Communications Facility by placing one canister antenna (24" long and 14.6" in diameter) within an antenna shroud at the top of an existing 28' City light pole located in the public right-of-way. The antenna would be up to 29'-6" in height and equipment mounted at a height of 10'-6" and 15'-4" above ground.
Organization: Black & Veatch (A Gomez) / (913) 458-9148
Owner: City of Oakland
Case File Number: PLN17140
Planning Permits Required: Minor Conditional Use Permit for Monopole Wireless Communications Facility within D-LM-5 zone; and Regular Design Review for Monopole Wireless Communications Facility within D-LM-5 zone.
General Plan: Central Business District
Zoning: D-LM-5
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Local Register, OCHS Rating: B
City Council District: 2
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

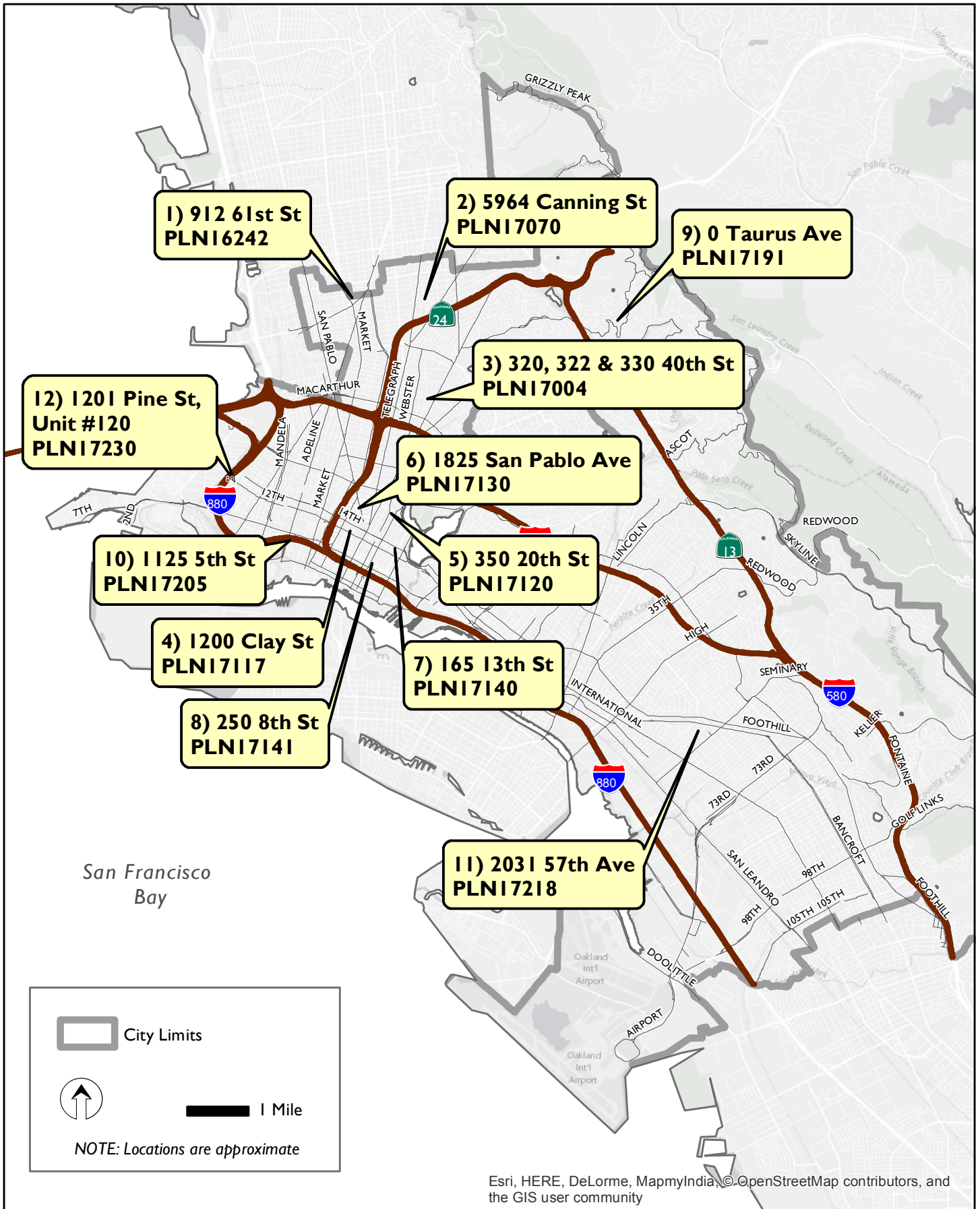
8. **Location:** 250 8TH STREET, OAKLAND, CA (APN: 001 018501100)
Proposal: Installation of a wireless "small cell site" telecommunication facility for Verizon Wireless on an existing 28' tall City street light pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24" long and 14.6" in diameter located within shroud at a height of 32'-3" and two radio units mounted at a height of 12'-4" and 15'-1" above ground
Organization: Black & Veatch (A Gomez) / (913) 458-9148
Owner: City of Oakland
Case File Number: PLN17141
Planning Permits Required: Minor Conditional Use Permit to install telecommunication facility on an existing city light pole (monopole) in D-LM-4 zone over 100 ft. from residential zone; and Regular Design Review to install telecommunication facility on an existing city light pole (monopole) located over 100 ft. from residential zone.
General Plan: Central Business District
Zoning: D-LM-4
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: 2
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

9. **Location:** 0 TAURUS AVENUE, OAKLAND, CA 94603 (APN: 048G742602800)
Proposal: Regular Design Review to construct a three-story 4,168 square foot detached Single Family Residence (SFR) on a vacant up-slope parcel with an approximate 40% slope. Minor Conditional Use Permit to allow an increase in wall height where 32' is permitted and 34' is proposed (35' is max allowable) based on 40% building footprint up-slope.
Applicant - Owner/ Phone Number: Christopher R. Remer / (510) 703-1046
Owner: Remer Christopher R
Case File Number: PLN17191
Planning Permits Required: Regular Design Review for the construction of a three-story 4,168 square foot; and Single Family Residence on a vacant up-slope parcel with a 38% slope; and Minor Conditional Use Permit to allow increase in building wall heights when slope is greater than 20%, 32' is allowed and 34' is proposed (max allowable is 35').
General Plan: Hillside Residential
Zoning: RH-4/S-9
Environmental Determination: 15183-Projects Consistent with a Community Plan, General Plan or Zoning; and 15303-New Construction or Conversion of Small Structures
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 **Jose Herrera** at (510) 238-3808 or by email: jherrera@oaklandnet.com

10. Location: 1125 5TH STREET, OAKLAND, CA 94606 (APN: 004 002701200)
Proposal: Install new "small cell site" Monopole Wireless Communications Facility by placing one canister antenna (48" long and 14.6" in diameter) in an antenna shroud at the top of a 38' tall utility pole located in the public right-of-way. The antenna would be on top up to 44'-11" in height and equipment mounted at a height of 7'-4 to 15'-8" above ground.
Organization: Black & Veatch (A Gomez) / (913) 458-9148
Owner: Muir Tony D & Earls Lillie R
Case File Number: PLN17205
Planning Permits Required: Minor Conditional Use Minor Conditional Use Permit with additional findings for monopole telecommunications facility in CIX-1B/T zone; and Regular Design Review Regular Design Review with additional findings for monopole telecommunications facility in CIX-1B/T zone
General Plan: Business Mix
Zoning: CIX-1B/T
Environmental Determination: 15183-Projects Consistent with a Community Plan, General Plan or Zoning; and 15303-New Construction or Conversion of Small Structures
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

11. Location: 2031 57TH AVENUE, OAKLAND, CA 94621 (APN: 038 322601300)
Proposal: To demolish a one-story single family dwelling and construct a new 2,518 square foot two-story single family dwelling with two off-street parking spaces.
Applicant - Owner/ Phone Number: Elvecio Machado / (925) 984-4040
Case File Number: PLN17218
Planning Permits Required: Regular Design Review Demolition and new construction of a single-family dwelling; and Minor Variance for a 3'-3" street side yard setback where 10'-0" is required.
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 **Michael Bradley** at (510) 238-6935 or by email: mbradley@oaklandnet.com

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12. **Location:** 1201 PINE STREET, UNIT #120, OAKLAND, CA 94607
 APN: 006 005711100
 Proposal: Install new Macro Wireless Communications Facility by placing one canister antenna (48" long and 14.6" in diameter) within an antenna shroud at the top of a 52' utility pole located in the public right-of-way across from 1201 Pine Street.
 Organization: Black & Veatch (A Gomez) / (913) 458-9148
 Owner: Roxas Jonathan Etal
 Case File Number: PLN17230
Planning Permits Required: Minor Conditional Use Minor CUP for Macro Telecommunications facility in utility pole on public right-of-way in CIX-1/S/19 zone. Not within 100' from residential zone; and
 Regular Design Review Design Review for Macro Telecommunications facility in utility pole on public right-of-way in CIX-1/S/19 zone.
 General Plan: Urban Residential
 Zoning: D-WS-1; D-WS-2
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: API: Yes, OCHS Rating: Cb+2+
 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



Planning & Building Department



Applications on File for the Week of August 4, 2017