

APPLICATIONS ON FILE
August 18, 2017

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/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 Community and Economic Development Agency - Zoning Division, to the attention of the designated case planner, and by the end of the 17-day public comment period:

Tuesday, September 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 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 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 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:** **0 ARROWHEAD DRIVE, OAKLAND, CA 94611 (APN: 048E732201500)**
(the subject property is between the neighboring residences at 7433 Skyline Boulevard & 1684 Arrowhead Drive)

Proposal: To construct a 2,539 square foot single-family dwelling on a downslope lot including a new driveway to be accessed from Skyline Boulevard.

Applicant - Owner/ Phone Number: Braun Degenshein / (510) 913-0823

Owners: Degenshein Braun & Deborah S

Case File Number: **PLN15192**

Planning Permits Required: Regular Design Review for new construction; Minor Conditional Use Permit for a new driveway off Skyline per S-10 zone; and Minor Variance for height encroachment into the 6 degree view plane.

General Plan: Hillside Residential

Zoning: RH-4/S-10/S-11

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: 4

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

2. **Location:** **1203 PINE STREET, OAKLAND, CA 94607 (APN: 006 005711100)**

Proposal: To operate a custom manufacturing wine facility that includes retail sales in a commercial building.

Applicant / Phone Number: Montgomery Paulsen / (510) 419-0172

Owner: Roxas Jonathan Etal

Case File Number: **PLN17073**

Planning Permits Required: Minor Conditional Use Permit for custom manufacturing and sales of wines.

General Plan: Urban Residential

Zoning: D-WS

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

Historic Status: 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 **Moe Hackett** at **(510) 238-3973** or by email: mhackett@oaklandnet.com

3. **Location:** 4147 RETTIG AVENUE, OAKLAND, CA 94602 (APN: 029 107504100)

Proposal: To construct an attached rear two-story addition which increases the floor area of the existing 396 square foot single-family residence over 100% to a new total floor area of 2,110 square foot on a downslope and Creekside property.

Applicant / Phone Number: Ron Bogley / (510) 665-7837

Owner: Ed Fleming

Case File Number: PLN17134 / CP17013

Planning Permits Required: Regular Design Review for residential building additions over 1,000 square feet; Creek Protection Permit-Category IV for construction in a Creekside property.

General Plan: Hillside Residential; Detached Unit Residential

Zoning: RH-4

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

Historic Status: Non-Historic Property

Service Delivery District: 3

City Council District: 4

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

4. **Location:** 4801 TIDEWATER AVENUE, OAKLAND, CA 94601 (APN: 034 230000700)

Proposal: To construct a 10,974-square foot office and warehouse building on a commercial-industrial site that contains an existing building (mill and warehouse).

Applicant / Phone Number: Greg Stowers / (408) 358-5488

Owner: White Brothers

Case File Number: PLN17249

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

General Plan: EPP Planned Waterfront Development 3

Zoning: D-CE-5

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: 5

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

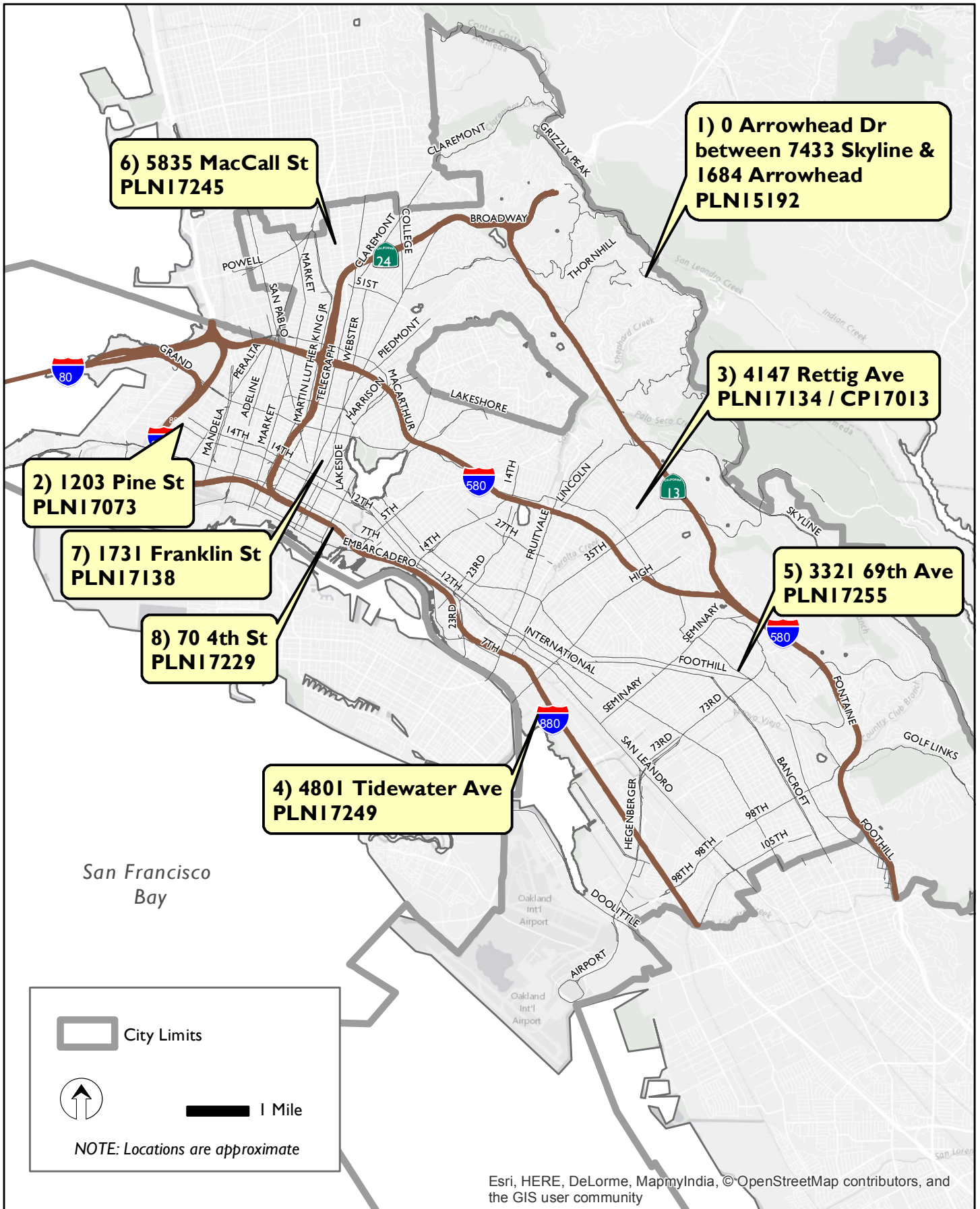
For Further Information: Contact case Planner **Jose Herrera** at (510) 238-3808 or by email: jherrera@oaklandnet.com

5. **Location:** 3321 - 69TH AVENUE, OAKLAND, CA 94605 (APN: 037A275504700)
Proposal: To subdivide an interior parcel containing three detached buildings into two new parcels. One parcel will contain two buildings and the second parcel will contain one building.
Applicant / Phone Number: Elpidio Ramos / (510) 395-0838
Owners: Chavarria Jose & Jose
Case File Number: PLN17255
Planning Permits Required: Minor Conditional Use Permit to waive prevalent lot size, lot width and lot area requirements when subdividing between existing principal buildings; and Tentative Parcel Map Subdivision to subdivide one parcel into 2 new parcels, both resulting parcels will provide direct frontage onto the primary street (TPM10583).
General Plan: Mixed Housing Type Residential; Urban Residential
Zoning: RM-3
Environmental Determination: 15315-Minor Land Divisions; 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

6. **Location:** 5835 MAC CALL STREET, OAKLAND, CA 94609 (APN: 015 136900300)
Proposal: To convert the basement of a single-family dwelling into a new residential unit, for a total of two dwelling units within the existing building envelope.
Applicant / Phone Number: Paul Nabena / (415) 966-9794
Owner: Walker Henry M
Case File Number: PLN17245
Planning Permits Required: Regular Design Review for a new second dwelling unit; and Minor Variance for a 15'-3" front yard setback where 20'-0" is required for the new second unit, located within the existing building envelope on the ground floor.
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 **Michael Bradley** at (510) 238-6935 or by email: mbradley@oaklandnet.com

7. **Location:** 1731 FRANKLIN STREET, OAKLAND, CA 94612 (APN: 008 062300601)
Proposal: To install a wireless “small cell site” telecommunication facility for Verizon on an existing 27’ tall City street light pole, located in the Public Right-of-Way. The project involves the installation of one (1) antenna panel measuring 24” long and 14.6” in diameter, located within shroud at a height of 28’ 6” including two radio units mounted at a height of 12’ 0” and 15’ 3” above ground-level.
Applicant / Phone Number: Ana Gomez for Black & Veatch / (913) 458 9148
Owner: City of Oakland
Case File Number: PLN17138
Planning Permits Required: Minor Conditional Use Permit for a Monopole in the CBD-P/CBD-C zoning district;
Regular Design Review for a new Telecommunications Facility.
General Plan: Central Business District
Zoning: CBD-P; CBD-C
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:** 70 - 4th STREET, OAKLAND, CA 94607 (APN: 018 043500100)
Proposal: To install a wireless “small cell site” telecommunication facility for Verizon on an existing 38’ tall utility GUY pole, located in the Public Right-of-Way. The project involves the installation of one (1) antenna panel measuring 48” long and 14.6” in diameter, located within shroud at a height of 40’ 4” including related equipment mounted at a height of 7’ 4” and 15’ 8” above ground-level.
Applicant / Phone Number: Ana Gomez for Black & Veatch / (913) 458 9148
Owner: Ma Sanford K & Gloria F Trs
Case File Number: PLN17229
Planning Permits Required: Minor Conditional Use Permit for a Monopole in the M-20 / S-4 zoning district; &
Regular Design Review for a new Telecommunications Facility.
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: 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



Applications on File for the Week of August 18, 2017