

APPLICATIONS ON FILE
September 22, 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:

October 09, 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:** 163 - 9TH STREET, OAKLAND, CA 94607 **APN:** 001 017700100
Proposal: To install a new monopole telecommunications facility on a city street light pole, located in the Public Right-of-Way.
Applicant / Phone Number: Extenet System (California) LLC / (913) 458-9148
Owner: City of Oakland
Case File Number: PLN17166
Planning Permits Required: Minor Conditional Use Permit to operate a Monopole in the OS zone.
General Plan: Central Business District; Urban Park and Open Space
Zoning: OS (SU)
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Area
City Council District: 2
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

2. **Location:** 2101 BROADWAY, OAKLAND CA 94612 **APN:** 008 064801800
Proposal: To install a new monopole telecommunications facility on a city street light pole, located in the Public Right-of-Way.
Applicant / Phone Number: Ana Gomez-Abarca for Verizon / (913) 458-9148
Owner: Himy Family Ptp li Lp
Case File Number: PLN17177
Planning Permits Required: Minor Conditional Use Permit to operate a Monopole in the CBD-P zone; and
 Regular Design Review for the installation of a new Monopole facility.
General Plan: Central Business District
Zoning: CBD-P
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Area
City Council District: 3
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

3. **Location:** 925 WILLOW STREET, OAKLAND, CA 94607 **APN:** 006 002301500
Proposal: To construct a single-family dwelling on a vacant parcel. (A deed restricted affordable residential unit)
Applicant / Phone Number: Ken Moody for Silvermark Construction Services / (707) 580-8164
Owner: Lee Kevin K
Case File Number: PLN17273
Planning Permits Required: Regular Design Review for new construction;
 Minor Variances to allow the proposed interior garage width dimensions of 8' - 9" where a 10' - 6" width is required, and for a proposed driveway curb-cut separation of less than 10' - 0" from the adjacent neighboring driveway curb-cut.
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: 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

4. **Location:** 1076 - 24th STREET, OAKLAND, CA 94607 **APN:** 005 043501300
Proposal: To construct a 1,326 square-foot, two-story single-family dwelling with an attached one-car garage on a vacant lot.
Applicant / Phone Number: New Deal Partners, Ken Moody Architect / (707) 580-8164
Owners: Hello Housing
Case File Number: PLN17275
Planning Permits Required: Regular Design Review for new construction; and
 Minor Variances for an 8' - 9" wide enclosed parking space where 10' - 6" is required, and for a proposed driveway curb-cut separation of less than 10' - 0" from the adjacent neighboring driveway curb-cut.
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: Area of Secondary Importance (ASI)
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

5. **Location:** 1731 CHASE STREET, OAKLAND, CA 94607 **APN:** 006 002103400
Proposal: To construct a 1,326 square foot, two-story single-family dwelling with an attached one-car garage on vacant lot.
Applicant / Phone Number: New Deal Partners, Ken Moody Architect / (707) 580-8164
Owners: New Deal Partners (K Moody)
Case File Number: PLN17277
Planning Permits Required: Regular Design Review for new construction; and Minor Variance for an 8' - 9" wide enclosed parking space where 10' - 6" is required.
General Plan: Mixed Housing Type Residential; and
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: Area of Primary Importance (API)
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

6. **Location:** 696 ATHOL AVENUE, OAKLAND, CA 94610 **APN:** 023 046001300
Proposal: To enclose an existing 132 square foot atrium located on the penthouse level of an existing multi-family apartment building.
Applicants & Owners/ Phone Number: Jeff & Liz Kaufman / (559) 432-3832
Case File Number: PLN17279
Planning Permits Required: Regular Design Review for building alterations; and Minor Variance to enclose building walls above the 30 feet maximum height permitted and where an approximately 52 feet in height building wall is proposed.
General Plan: Mixed Housing Type Residential
Zoning: RM-3
Environmental Determination: 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
Service Delivery District: 3
City Council District: 2
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

7. **Location:** 1725 - 62ND AVENUE, OAKLAND, CA 94621 **APN:** 038 321502500
Proposal: To construct a 1,105 square foot single-family dwelling on a vacant parcel.
(A deed restricted affordable residential unit)
Applicant / Phone Number: Martin Gates /Persidio Realty Advisors, LLC / (925) 407-4747
Owner: Hello Housing
Case File Number: PLN17291
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: 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

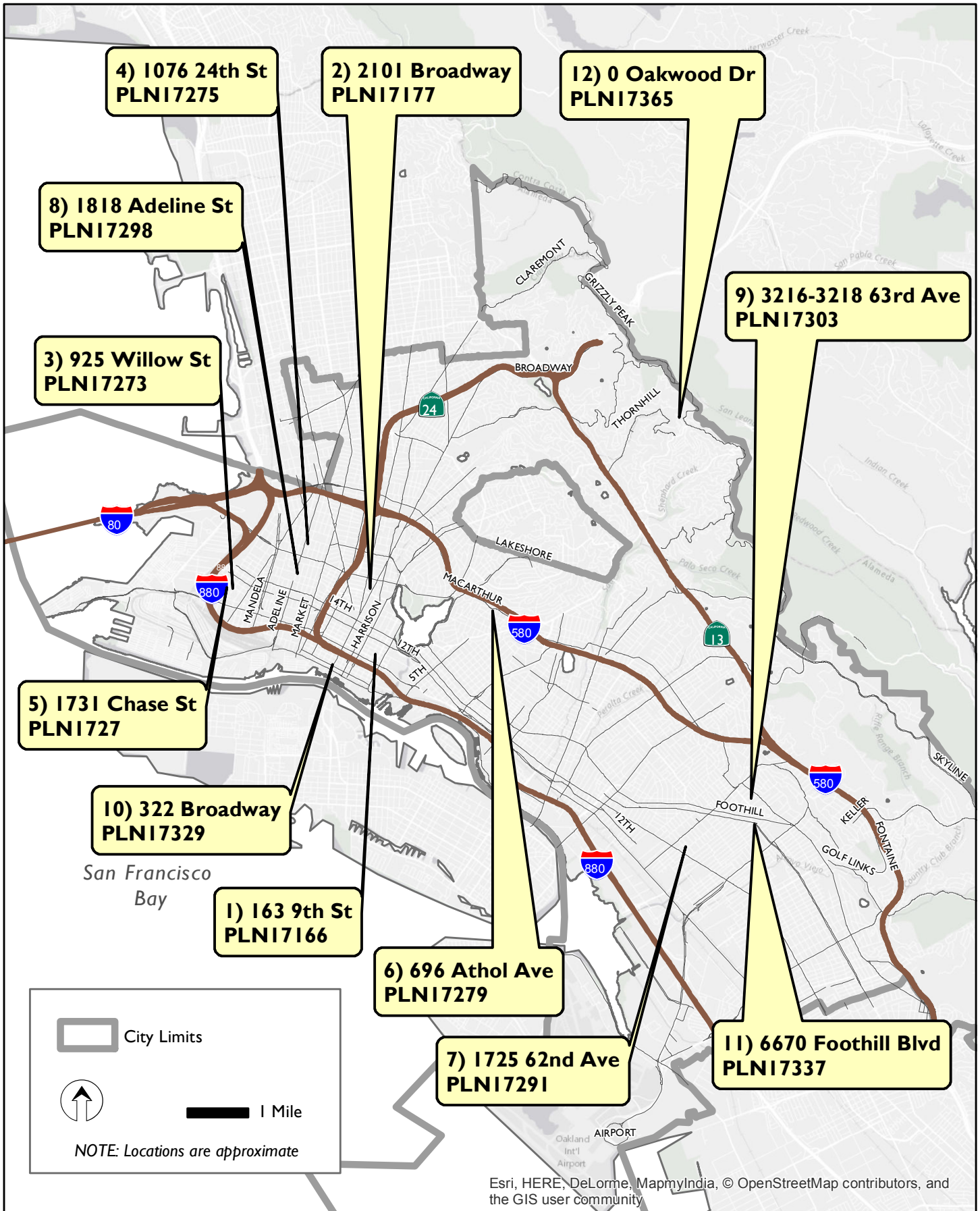
8. **Location:** 1818 ADELIN STREET, OAKLAND, CA 94607 **APN:** 005 040602700
Proposal: To convert single-family dwelling into a five (5) residential unit building by
constructing an additional 4,506 square feet building addition by raising the
existing house approximately eight (8) feet and moving it forward on the lot
(Phase 1). The project includes the construction of a 34' - 9" high rear building
addition with a total of five (5) off-street parking spaces (Phase 2).
Applicant / Phone Number: Larry Glenn / (925) 200-1642
Owner: Glenn Larry
Case File Number: PLN17298
Planning Permits Required: Minor Conditional Use Permit for five (5) residential units in the RM-4 zone; and
Regular Design Review for new construction of four (4) additional residential
units and building alterations.
General Plan: Mixed Housing Type Residential
Zoning: RM-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: OCHS Rating, C2+
City Council District: 3
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

9. **Location:** 3216 - 3218 63rd AVENUE, OAKLAND, CA 94605 **APN:** 037A273204100
Proposal: To convert two residential units into two condominium residential units.
Applicant / Phone Number: Fumi Tanaka / (415) 302-1695
Owner: Zelkova, LLC
Case File Number: PLN17303
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion (TPM 10688).
General Plan: Mixed Housing Type Residential
Zoning: RM-2
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 **Gregory Qwan** at **(510) 238-2958** or by email:
gqwan@oaklandnet.com

10. **Location:** 322 BROADWAY, Oakland, CA, 94607 **(APN: 001 013900200)**
Proposal: To restore and rehabilitate an Historic building that includes an upper-story addition of the existing 11,204 square feet, two-story commercial building. The project includes the construction of one additional floor on top of the existing two-story building by adding 12 residential units, resulting with a total floor area of a 16,494 square feet three-story building.
Applicant / Phone Number: Ward-Young Architecture and Planning / (925) 283-3278
Owner: Dodwell Company Inc.
Case File Number: PLN17329
Planning Permits Required: Regular Design Review for building alterations and new construction of 12 residential units.
General Plan: EPP Retail Dining Entertainment 2
Zoning: C-45/S-4
Environmental Determination: 15331-Historical Resource Restoration-Rehabilitation; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: ASI: Lower Broadway, OCHS Rating, B-a2+, Local Register
City Council District: 3
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

11. **Location:** 6670 FOOTHILL BOULEVARD, OAKLAND, CA 94605 **APN:** 039 327900401
Proposal: Scope of work will allow for the conversion of an existing one-story 13,013 square foot commercial building into 23 Joint Living Working Quarters (JLWQ). No exterior changes are proposed, living space are provided via mezzanines.
Applicant / Phone Number: Bill Wong / (510) 717-2228
Owner: Bates Dorothy J Tr
Case File Number: PLN17337
Planning Permits Required: Minor Conditional Use Permit for new commercial Live-Work units on the ground-floor and within 35 feet of a principal street in the CC-2 zone; and Regular Design Review for conversion of an existing commercial building into Joint Living Working Quarters.
General Plan: Mixed Housing Type Residential; Community Commercial
Zoning: CC-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: 6
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

12. **Location:** 0 OAKWOOD DRIVE, OAKLAND, CA 94603 **APN:** 048F737802600
(the subject vacant property is located adjacent to the neighboring residence at 6649 Oakwood Drive)
Proposal: To construct a three-story 3,180 square foot single-family dwelling with an attached two car garage on a vacant 14,208 square foot downslope parcel.
Applicant / Phone Number: Kyle Usselton / (480) 242-1628
Owner: Nelson Karen A Tr
Case File Number: PLN17365
Planning Permits Required: Minor Conditional Use Permit to allow a proposed 34' wall height where 32' is the maximum permitted; and Regular Design Review for new construction.
General Plan: Hillside Residential
Zoning: RH-4/S-9/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 **Jason Madani** at **(510) 238-4790** or by email: jmadani@oaklandnet.com



Applications on File for the Week of September 22, 2017