

APPLICATIONS ON FILE
September 29, 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 16, 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:** 456 - 466 23RD STREET, OAKLAND, CA 94612
 APNs: 008 066500800; 008 066500900; 008 066500700
Proposal: To demolish one residential (a Category III demolition permit) and one commercial building, merge three parcels and construct a four-story mixed-use facility. The building has approximately 34,700 square feet of floor area with 34 residential units, 34 parking stalls and 3,675 square feet of ground-floor commercial area. An existing driveway easement provides access to the neighboring property, located at 480 23rd Street.

Applicant / Phone Number: Jamie Choy / (510) 251-9276
 Owner: Uptown 8 Investors / Signature Development
 Case File Number: PLN16379

Planning Permits Required: Regular Design Review for new construction;
Minor variance for a zero rear yard setback for the upper story residential, where a 10 foot setback is required; and
Tentative Parcel Map Subdivision for a future commercial condominiums.

General Plan: Community Commercial
 Zoning: CC-2

Environmental Determination: 15332-In Fill Development; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCHS Rating, C-3 (small building)
City Council District: 3
 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

2. **Location:** 1922 WEBSTER STREET, OAKLAND, CA 94612 **APN:** 008 063601600
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 a shroud at a height of 32'-6" and two radio units (12.05" wide and 27.17" tall) mounted at a height of 12'-3" and 15"-3" above ground.

Applicant / Phone Number: Ana Gomez-Abarca for Black & Veatch / (913) 458-9148
 Owner: City of Oakland, Public Right-of-Way
 Case File Number: PLN17154

Planning Permits Required: Minor Conditional Use Permit to install a Monopole telecommunication facility on an existing city light pole in the CBD-C Zone;
Regular Design Review for a new "small cell" antenna panel.

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 Area
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

3. **Location:** 1226 BROADWAY, OAKLAND, CA 94612 **APN:** 002 005100100
Proposal: Installation of a wireless "small cell site" telecommunication facility for Verizon Wireless on an existing 25' 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 a shroud at a height of 27'-6" and two radio units (12.05" wide and 27.17" tall) mounted at a height of 12'-0" and 15'-3" above ground.
Applicant / Phone Number: Ana Gomez-Abarca for Black & Veatch / (913) 458-9148
Owner: City of Oakland, Public Right-of-Way
Case File Number: PLN17155
Planning Permits Required: Minor Conditional Use Permit to install a Monopole telecommunication facility on an existing city light pole in the public right-of-way in CBD-P zone; and Regular Design Review for a new "small cell" antenna panel.
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: Area of Primary Importance (Downtown Historic), OCHS Rating: A1+
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

4. **Location:** 409 WASHINGTON STREET, OAKLAND, CA 94607 **APN:** 001 013100500
Proposal: To install a 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 (PROW). The antenna would be up to 31' 6" in height and related equipment mounted at a height of 12' and 15'-3" above ground-level.
Applicant / Phone Number: Ana Gomez-Abarca for Verizon / (913) 458-9148
Owner: City of Oakland, Public Right-of-Way
Case File Number: PLN17156
Planning Permits Required: Minor Conditional Use Permit for to install a Monopole telecommunication facility on an existing city light pole in the public right-of-way in C-40 Zone; and Regular Design Review for a new "small cell" antenna panel.
General Plan: EPP Retail Dining Entertainment 2
Zoning: C-40
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 **Marilu Garcia** at (510) 238-5217 or by email: mgarcia2@oaklandnet.com

5. **Location:** 3200 LAKESHORE AVENUE, OAKLAND, CA 94610 **APN:** 023 042401801
Proposal: To 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 (PROW). The antenna would be up to 32' in height and related equipment mounted at a height of 10' 6" and 15'-3" above ground-level.
Applicant / Phone Number: Ana Gomez-Abarca for Verizon / (913) 458-9148
Owner: City of Oakland, Public Right-of-Way
Case File Number: PLN17157
Planning Permits Required: Minor Conditional Use Permit to install a Monopole telecommunication facility on an existing city light pole in the public right-of-way in CN-1 Zone; and Regular Design Review for a new "small cell" antenna panel.
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: 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 **Marilu Garcia** at (510) 238-5217 or by email: mgarcia2@oaklandnet.com

6. **Location:** 2001 FRANKLIN STREET, OAKLAND, CA 94612 **APN:** 008 065001604
Proposal: To install a wireless "small cell site" telecommunication facility on an existing 26' tall city street light pole, located in the public right-of-way. The project involves the installation of one (1) antenna measuring 24" long and 14.6" in diameter, located within a shroud at a height of 29'-6" and two radio units (12.05" wide and 27.17" tall) mounted at a height of 12'-3" and 14"-5" above ground.
Applicant / Phone Number: Ana Gomez-Abarca for Verizon / (913) 458-9148
Owner: City of Oakland, Public Right-of-Way
Case File Number: PLN17174
Planning Permits Required: Minor Conditional Use Permit to install a Monopole telecommunication facility on an existing city light pole in the public right-of-way in CBD-C Zone; and Regular Design Review for a new "small cell" antenna panel.
General Plan: Central Business District
Zoning: CBD-C
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 **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

7. **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. *(Note: This project is a re-notification previously issued in August 2017)*
Applicant / Phone Number: Elvecio Machado / (925) 984-4040
Case File Number: PLN17218
Planning Permits Required: Regular Design Review for demolition and new construction; and Minor Variances for a 3'-3" street side yard setback reduction where 10'-0" is required and to exceed a 15' high front wall height with a 6' second-story setback where 12' is required due to a one-story neighborhood height context.
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

8. **Location:** 856 MILTON STREET, OAKLAND, CA 94607 **APN:** 003 000501100
Proposal: To create a three parcel Mini-lot subdivision to construct two new detached single-family dwellings on a single parcel that contains an existing single-family dwelling. The project would result with three new Mini-lots so that each residential unit (total of 3 units) is on a separate new parcel. The project also includes the development of a Shared-Access Facility (Common Driveway) to provide vehicular access to each of the new parcels.
Applicant / Phone Number: Tom Dolan / (510) 435-4366
Owner: Walia Balwinder S & Rashpal Trs
Case File Number: PLN17286
Planning Permits Required: Minor Conditional Use Permit for a Mini-lot Development with a shared-access driveway in the RM-3 Zone;
Regular Design Review for new residential construction
Minor Variance to allow 100% of required open space as private open space where a minimum of 225 square feet of group open space is required;
Tentative Parcel Map Subdivision to subdivide one parcel into three mini-lots (TPM10703).
General Plan: Mixed Housing Type Residential
Zoning: RM-3
Environmental Determination: 15332-In Fill Development; 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 **Maurice Brenyah-Addow** at 510-238-6342 or by email: mbrenyah@oaklandnet.com

9. **Location:** 2000, 2001 MARITIME STREET, OAKLAND, CA 94607
 11 BURMA ROAD, OAKLAND, CA OAKLAND, CA 94607
 11 ADMIRAL ROBERT TONEY WAY OAKLAND, CA 94607
 APNs: 018 050800900, 018 050801200
Proposal: Master Sign Program for the Prologis Oakland Global Logistics Center at the former Oakland Army Base.
Applicant / Phone Number: Cory Chung / (510) 656-1900
 Owner: City of Oakland
 Case File Number: PLN17289
Planning Permits Required: Minor Conditional Use Permit for a Master Sign Program.
 General Plan: General Industrial
 Zoning: D-GI
Environmental Determination: 15311-Accessory 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 lanner **Peterson Vollmann** at (510) 238-6167 or by email:
 pvollmann@oaklandnet.com

10. **Location:** 2276 AUSEON AVENUE, OAKLAND, CA 94605 **APN:** 043 460400100
Proposal: To demolish a fire-damaged single-family residence and construct a new single-family residence. (Deed restricted Affordable housing unit).
Applicant / Phone Number: Martin Gates / (925) 407-4747
 Owner: Franklin Henry & Floral
 Case File Number: PLN17292
Planning Permits Required: Regular Design Review for new construction.
 General Plan: Detached 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

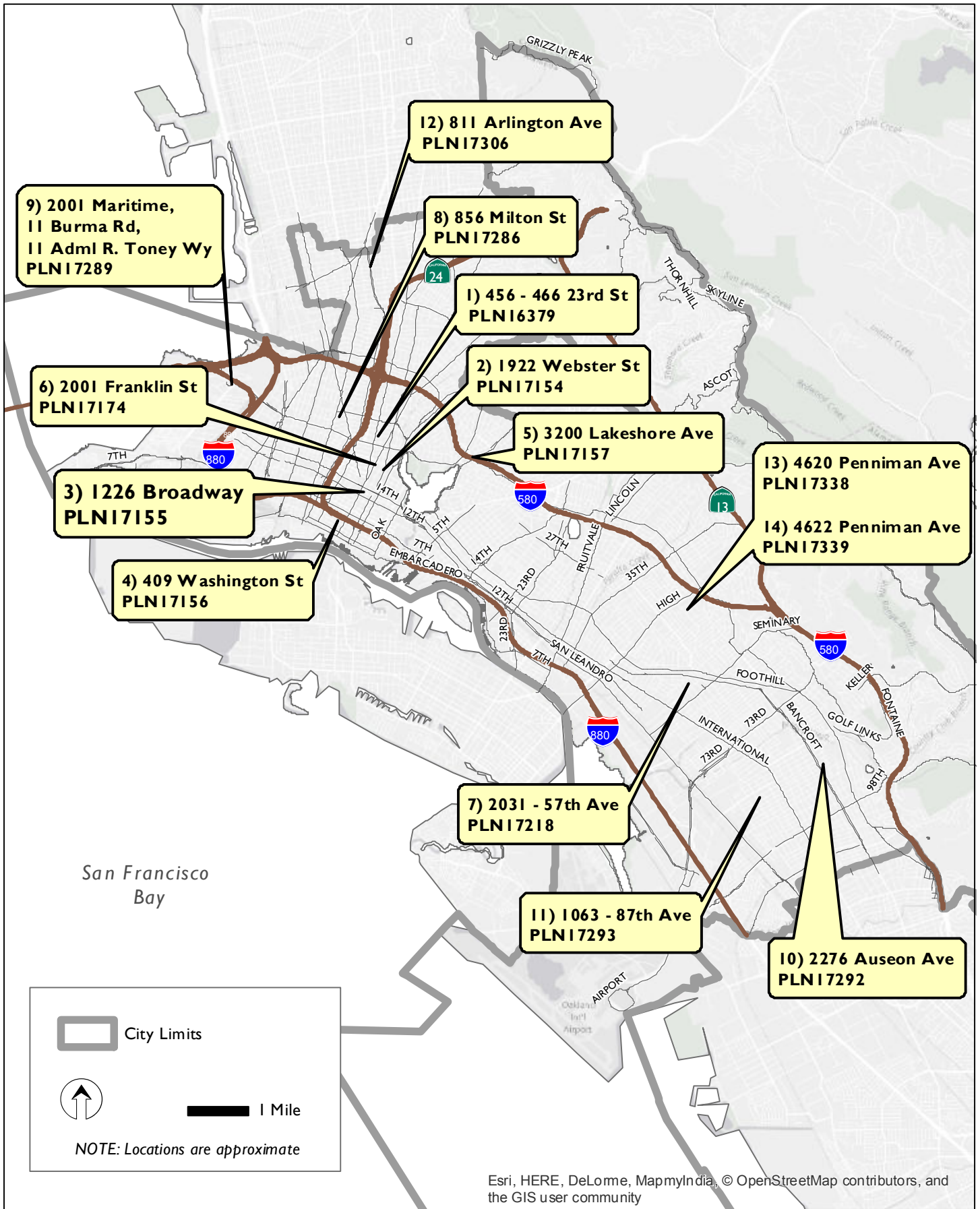
11. **Location:** 1063 - 87TH AVENUE, OAKLAND, CA 94621 **APN:** 042 426702800
Proposal: To construct a 1,140 square foot single-family residence. (Deed restricted Affordable unit.)
Applicant / Phone Number: Martin Gates / (925) 407-4747
Owner: Hello Housing
Case File Number: PLN17293
Planning Permits Required: Regular Design Review for new construction.
General Plan: Mixed Housing Type Residential
Zoning: RM-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

12. **Location:** 811 ARLINGTON AVENUE, OAKLAND, CA 94608 **APN:** 015 128205800
Proposal: To construct a 1,265 square foot upper floor residential addition to an existing single family residence.
Applicant / Phone Number: Nelda H. Braver, Architect / (925) 980-7937
Owner: Fox Richard E & Ann B Trs
Case File Number: PLN17306
Planning Permits Required: Regular Design Review for building alterations/additions over 1,000 square feet.
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 **Maurice Brenyah-Addow** at 510-238-6342 or by email: mbrenyah@oaklandnet.com

13. **Location:** 4620 PENNIMAN AVENUE, OAKLAND, CA 94619 **APN:** 036 244204200
Proposal: To construct a new single-family dwelling on a vacant lot.
Applicant / Phone Number: Ed Bates / (206) 390-4358
Owner: Mohit Ariana
Case File Number: PLN17338
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: 6
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at (510) 238-6342 or by
 email: mbrenyah@oaklandnet.com

14. **Location:** 4622 PENNIMAN AVENUE, OAKLAND, CA 94619 **APN:** 036 244204100
Proposal: To construct a new single-family dwelling on a vacant lot.
Applicant / Phone Number: Ed Bates / (206) 390-4358
Owner: Mohit Ariana
Case File Number: PLN17339
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: 6
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Maurice Brenyah-Addow** at (510) 238-6342 or by
 email: mbrenyah@oaklandnet.com

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Planning & Building Department



Applications on File for the Week of September 29, 2017