

APPLICATIONS ON FILE
October 13, 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:

Monday, October 30, 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:** 867 WEST MACARTHUR BLVD, OAKLAND, CA 94608
APN: 012 095803400
Proposal: To construct a rear detached two-story residential dwelling, construct a 3rd story and make other alterations to the existing two-story residence, Including subdivision for residential condominium conversion for two units.
Applicant / Phone Number: Alfredo Coronel / (925) 481-9464
Owner: Wells Fargo Bank N A Trust
Case File Number: PLN17088
Planning Permits Required: Regular Design Review for a new residential unit and building alterations; Tentative Parcel Map Subdivision to convert two residential units to two residential condominiums on the existing single parcel (TPM10666).
General Plan: Urban Residential
Zoning: RU-4
Environmental Determination: 15301(k)-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 **Danny Thai** at (510) 238-3584 or by email: dthai@oaklandnet.com

2. **Location:** 612 - 17TH STREET, OAKLAND, CA 94612 **APN:** 003 006102900
Proposal: To install a wireless "small cell site" Telecommunication Facility 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 inches long and 14.6 inches in diameter, located within a shroud at a height of 32'-1" and two radio units (12.05" wide and 27.17" tall) mounted at a height of 12'-6" and 15"-9" above ground-level.
Applicant / Phone Number: Black & Veatch / Ana Gomez-Abarca for Verizon (913) 458-9148
Owner: Oakland Pacific Building Lp
Case File Number: PLN17172
Planning Permits Required: Minor Conditional Use Permit to operate a Monopole in the CBD-X zone; and Regular Design Review for the installation of a Telecommunications Facility.
General Plan: Central Business District
Zoning: CBD-X
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

3. **Location:** 827 WASHINGTON STREET, OAKLAND, CA 94607 **APN:** 001 020300600
Proposal: To install a wireless "small cell site" Telecommunication Facility on an existing City street light pole, located in the Public Right-of-Way.
Applicant / Phone Number: Black & Veatch / Ana Gomez-Abarca for Verizon (913) 458-9148
Owner: Durante Martin D & Martin D Jr Trust
Case File Number: PLN17179
Planning Permits Required: Minor Conditional Use Permit to operate a Monopole in the CBD-P/S-7 zone; and Regular Design Review for the installation of a Telecommunications Facility. Minor Variance for a new Monopole not meeting the ratio of 1:1 for structure height/setback requirements to residential uses.
General Plan: Central Business District
Zoning: CBD-P/S-7
Environmental Determination: 15301-Existing Facilities
 15183-Projects Consistent with a Community Plan or Zoning
Historic Status: API, Historic District, "Old Downtown" / S-7 Preservation Zone Area
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Marilyn Garcia** at (510) 238-5217 or by email: mgarcia2@oaklandnet.com

4. **Location:** 2801 LINDEN STREET, OAKLAND, CA 94608 **APN:** 005 045501900
Proposal: To subdivide an existing single parcel into two new parcels between two existing principal residential buildings. Parcel #1 will measure 1,200 square feet and Parcel #2 will measure 4,000 square feet.
Applicant / Phone Number: Jenny Wu / (510) 579-3598
Owner: All Nations Baptist Church
Case File Number: PLN17235
Planning Permits Required: Minor Conditional Use Permit for a subdivision between existing buildings and to lessen the required development standards; Tentative Parcel Map subdivision to subdivide one parcel into two parcels (TPM10700); and Regular Design Review to convert the existing duplex into a single-family residence that also includes making exterior building alterations.
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15301-Existing Facilities;
 15315-Minor Land Divisions; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Local Register Property (built in 1895-96)
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:** 1638 - 35TH AVENUE, OAKLAND, CA 94601 **APN:** 033 212901500
Proposal: To convert two existing detached residential units into two condominiums.
Applicant / Phone Number: Fumi Tanaka / (415) 302-1695
Owners: Enciso Gilberto & Macias Maria
Case File Number: PLN17331
Planning Permits Required: Tentative Parcel Map Subdivision for residential condominium conversion (TPM10687).
General Plan: Mixed Housing Type Residential
Zoning: RM-2
Environmental Determination: 15301-Existing Facilities;
 15315-Minor Land Divisions; 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 **Marilu Garcia** at **(510) 238-5217** or by email:
mgarcia2@oaklandnet.com

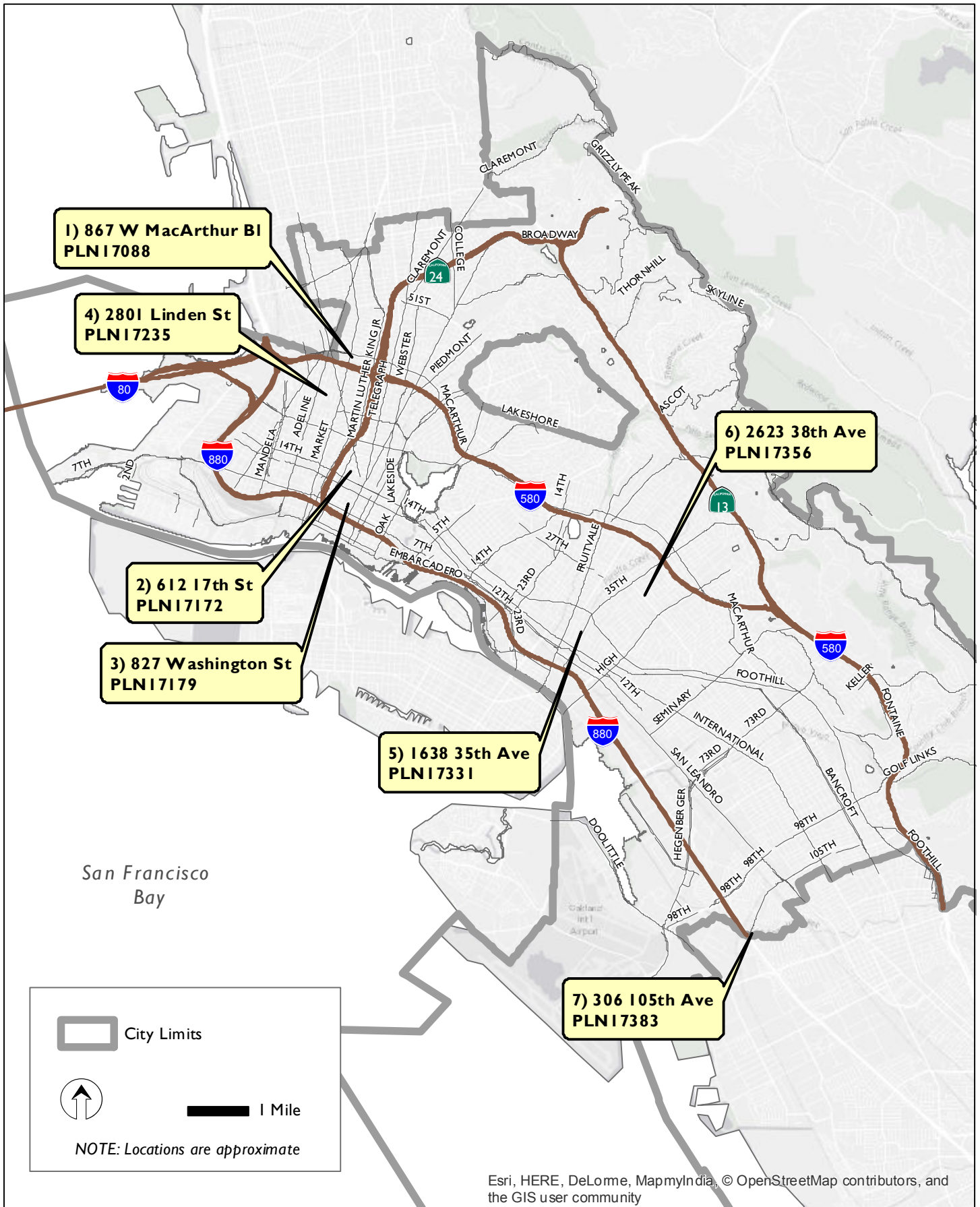
6. **Location:** 2623 - 38TH AVENUE, OAKLAND, CA 94619 **APN:** 032 206401000
Proposal: To raise an existing single-family residence by 66" to create new additional ground-floor living space and construct a second-story. The project includes construction/modification to widen the existing driveway to 9' wide.
Applicant / Phone Number: Christina Do / (510) 387-7880
Owners: Do Sieu H & Phuong Ai N
Case File Number: PLN17356
Planning Permits Required: Regular Design Review for building additions and alterations.
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
City Council District: 4
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

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7. **Location:** 306 - 105TH AVENUE, OAKLAND, CA 94603 **APN: 045 536901206**
Proposal: To construct a 1,140 square-foot single-family dwelling. (The property will be deed restricted as an affordable dwelling unit)
Applicant / Phone Number: Martin Gates for Persidio Realty Advisors, LLC / (925) 407-4747
Owner: Brockman Phillip
Case File Number: **PLN17383**
Planning Permits Required: Regular Design Review for new residence.
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 **Marilu Garcia** at **(510) 238-5217** or by email: mgarcia2@oaklandnet.com

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Planning & Building Department



Applications on File for the Week of October 13, 2017