

APPLICATIONS ON FILE
October 20, 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, November 6, 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: 657 WEST MACARTHUR BOULEVARD, OAKLAND, CA 94609**
 APNs: 012 096500100, 012 096500200
Proposal: Revisions to a previously-approved mixed-use development. The proposed revision is to replace the approved project with a 44 Supportive Housing (100% affordable) units and ground floor commercial spaces. Project includes a Parcel Map Waiver (PMW) to merge two lots into one lot and a Tree Permit T1700124.
Applicant / Phone Number: Macarthur Psh, Lp / (858) 386-5178
 Owner: May Marcia
 Case File Number: PLN16130-R01
Planning Permits Required: Regular Design Review for new construction;
 Minor Conditional Use Permit for parking reduction up to 50% per section 17.116.290(c) of the OMC.; and
 Tentative Parcel Map Subdivision for new condominiums (TPM10492).
 General Plan: Urban Residential; Neighborhood Center Mixed Use
 Zoning: CN-3
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: 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

2. **Location: 1011 BROADWAY, OAKLAND, CA 94607** **APN: 002 009800200**
Proposal: Installation of 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 the installation of one (1) antenna measuring 24" long and 14.6" in diameter, located within a shroud on top of the pole at a height of 32'-3" and two radio units (12.05" wide and 27.17" tall) mounted at a height of 12'-8" and 16' above ground-level.
Applicant / Phone Number: Black & Veatch / Ana Gomez-Abarca for *Verizon* (913) 458-9148
 Owner: City of Oakland
 Case File Number: PLN17152
Planning Permits Required: Minor Conditional Use Permit for a telecommunication facility in CBD-P zone;
 and Regular Design Review to install a Monopole on an existing City light pole.
 General Plan: Central Business District
 Zoning: CBD-C
Environmental Determination: 15303-New Construction or Conversion of Small Structures
 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 **Jason Madani** at **(510) 238-4790** or by email: jmadani@oaklandnet.com

3. **Location:** 1000 OAK STREET, OAKLAND, CA 94607 **APN:** 018 045000400
Proposal: Installation of a wireless "small cell site" telecommunication facility on an existing 30' 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'-6" and two radio units (12.05" wide and 27.17" tall) mounted at a height of 13'-6" and 16'-5" above ground-level.
Applicant / Phone Number: Black & Veatch / Ana Gomez-Abarca for Verizon (913) 458-9148
Owner: City of Oakland
Case File Number: PLN17167
Planning Permits Required: Minor Conditional Use Permit for a telecommunication facility in the DLM-5 zone; Regular Design Review to install a Monopole on an existing City light pole.
General Plan: Institutional; Central Business District; Urban Park and Open Space
Zoning: D-LM-5
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 Area
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:** 510 FALLON STREET, OAKLAND, CA 94607 **APN:** 018 044501202
Proposal: Installation of a wireless "small cell Site" telecommunication facility 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'-6" and two radio units mounted at a height of 11'-6" and 16'-3" above ground-level.
Applicant / Phone Number: Black & Veatch / Ana Gomez-Abarca for Verizon (913) 458-9148
Owner: Peralta Community College District
Case File Number: PLN17168
Planning Permits Required: Minor Conditional Use Permit for a telecommunication facility in the DLM-4 zone; Regular Design Review to install a Monopole on an existing City light pole.
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 Area
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

5. **Location:** 500 - 23RD AVENUE, OAKLAND, CA 94606 **APN:** 019 008001000
Proposal: To construct a 900 square feet second-story addition and convert a single-family dwelling into four (4) one-bedroom new dwelling units on a 3,100 square feet lot.
Applicant / Phone Number: Joseph Landry / (510) 381-4159
Owner: Timlin Robert S
Case File Number: PLN17219
Planning Permits Required: Regular Design Review to add/construct three (3) new additional residential units to the existing single-family residence, thus creating a four-plex on a single lot.
General Plan: EPP Residential Mixed Use
Zoning: D-CE-3/S-19
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: 5
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

6. **Location:** 530 - 32ND STREET, OAKLAND, CA 94609 **APN:** 009 071600900
Proposal: To complete a four (4) new townhouse unit development as residential condominiums.
Applicant / Phone Number: Salvador Navarro / (510) 887-4086
Owner: 530 32nd Street LLC
Case File Number: PLN17325
Planning Permits Required: Tentative Parcel Map Subdivision to create four townhouse condominium units (TPM8174).
General Plan: Urban Residential
Zoning: RU-1
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: 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

7. **Location:** 322 BROADWAD, OAKLAND, CA 94607 **APN:** 001 013900200
Proposal: *Renotification* of a previously development project noticed on 09/22/17 for the restoration, rehabilitation of 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: 306 Ventures VI, LLC
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
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: ASI, Lower Broadway, OCHS Rating: B-a2+
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

8. **Location:** 3022 BROADWAY, OAKLAND, CA 94611 **APN:** 009 070401400
Proposal: To convert an existing auto service activity to a new full service restaurant that includes alcohol beverage sales, a music venue "Sound Room", a rear building addition and front façade improvements.
Applicant / Phone Number: Robert Bradsby / (415) 994-3501
Owners: Havana Lorraine M & E C & Stanley Renee M Trs
Case File Number: PLN17341
Planning Permits Required: Minor Conditional Use Permit for a Group Assembly Activity; and Regular Design Review for alterations to existing one-story commercial building.
General Plan: Community Commercial
Zoning: D-BV-3
Environmental Determination: 15305-Minor Alterations in Land Use; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: ASI, Upper Broadway Auto Row, OCHS Rating: D2+
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

9. **Location:** 468, 472 & 476 WEST MACARTHUR BOULEVARD, OAKLAND, CA 94609
APN: 012 097400800
Proposal: The proposal is to remove or relocate four existing residential buildings and construct a 60' and a 35'-6" tall mixed-use facility. The project development includes ground-floor retail space/amenities with a four-story and 57 residential condominium units above, including 29 parking spaces, fitness center, open space, and a community area on the ground-floor and on the roof.
Applicant / Phone Number: AHK Group/ Kava Massih Architect / (415) 291-8296
Owners: Rush Daniel J & Frankorush Pamela
Case File Number: PLN17368
Planning Permits Required: Regular Design Review for removal and relocation of residential buildings and construction of a mixed-use facility; and Tentative Parcel Map Subdivision to merge four existing parcels into one parcel to create 57 residential condominium units (TPM10739).
General Plan: Mixed Housing Type Residential; Neighborhood Center Mixed Use
Zoning: CN-3
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: ASI: Mosswood, OCHS Rating: C2+
City Council District: 1
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

10. **Location:** 1308 E. 19TH STREET, OAKLAND, CA 94606 **APN:** 021 026101400
Proposal: To raise an existing legal non-conforming facility, a single-family residence with non-conforming building footprint at front and interior side setbacks. The existing residence will be raised 5' to create additional living area in the ground-floor area and new garage and driveway.
Applicant / Phone Number: Kam Sio / (415) 713-9243
Owner: Sio Kam K
Case File Number: PLN17371
Planning Permits Required: Regular Design Review for building alterations and additions; and Minor Variance to allow existing residence to be within a required front yard setback where 15' is required, but only <1' exists.
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: ASI, Clinton Neighborhood, OCHS Rating: D2+
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

11. **Location:** 426 E. 11TH STREET, OAKLAND, CA 94606 **APN:** 019 003001200
Proposal: To construct upper floors to existing commercial building resulting in a mixed use development that entails four (4) residential units and two (2) commercial spaces.
Applicant / Phone Number: 426 Eleven, LLC / (510) 918-2172
Owner: 426 Eleven LLC
Case File Number: PLN17376
Planning Permits Required: Regular Design Review for new residential & commercial units and alterations to the existing building; and
 Minor Variance to reduce off-street parking where four (4) spaces are required and two (2) spaces are proposed.
General Plan: Housing and Business Mix
Zoning: HBX-2
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: OCHS Rating: C2-
City Council District: 2
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

12. **Location:** 0 and 1005 SILER PLACE, OAKLAND, CA 94603 **APN:** 048H765602500
(the subject property is located adjacent to the neighboring property at 1011 Siler Place)
Proposal: To construct a 2,782 square feet single family dwelling with an attached two-car garage on a downslope 5,583 square feet vacant parcel.
Applicant / Phone Number: Ahmad Boostani / (925) 270-6831
Owners: Boostani Ahmad & Rahmanifard Niknaz
Case File Number: PLN17380
Planning Permits Required: Regular Design Review for new construction.
General Plan: Hillside Residential
Zoning: RH-4/S-9
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: 1
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

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13. **Location:** 4115 - 4119 TELEGRAPH AVENUE, OAKLAND, CA 94609

APN: 012 101300300

Proposal: Revision to PLN15049 that established "Temescal Brewery" with indoor and outdoor tasting, indoor bottles sales, and rear production. The proposed revision would increase the amount of seating area and increase hours of operation.

Applicant / Phone Number: Sam Gilbert / (510 629-0668

Owners: Kim Soon B & Hyun J Trs

Case File Number: PLN17388

Planning Permits Required: Minor Conditional Use Permit for Revisions to PLN15049 that established "Temescal Brewery" with indoor and outdoor tasting, indoor bottles sales, and rear production. Revision would allow the function of a limited service restaurant and increase hours of operation to open at 8:00am and close at 12:00am.; Regular Design Review for the construction of a covered outdoor pavilion to include an outdoor kitchen; and
Minor Conditional Use Permit for Custom Manufacturing in a CN-2 zone

General Plan: Neighborhood Center Mixed Use

Zoning: CN-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: 1

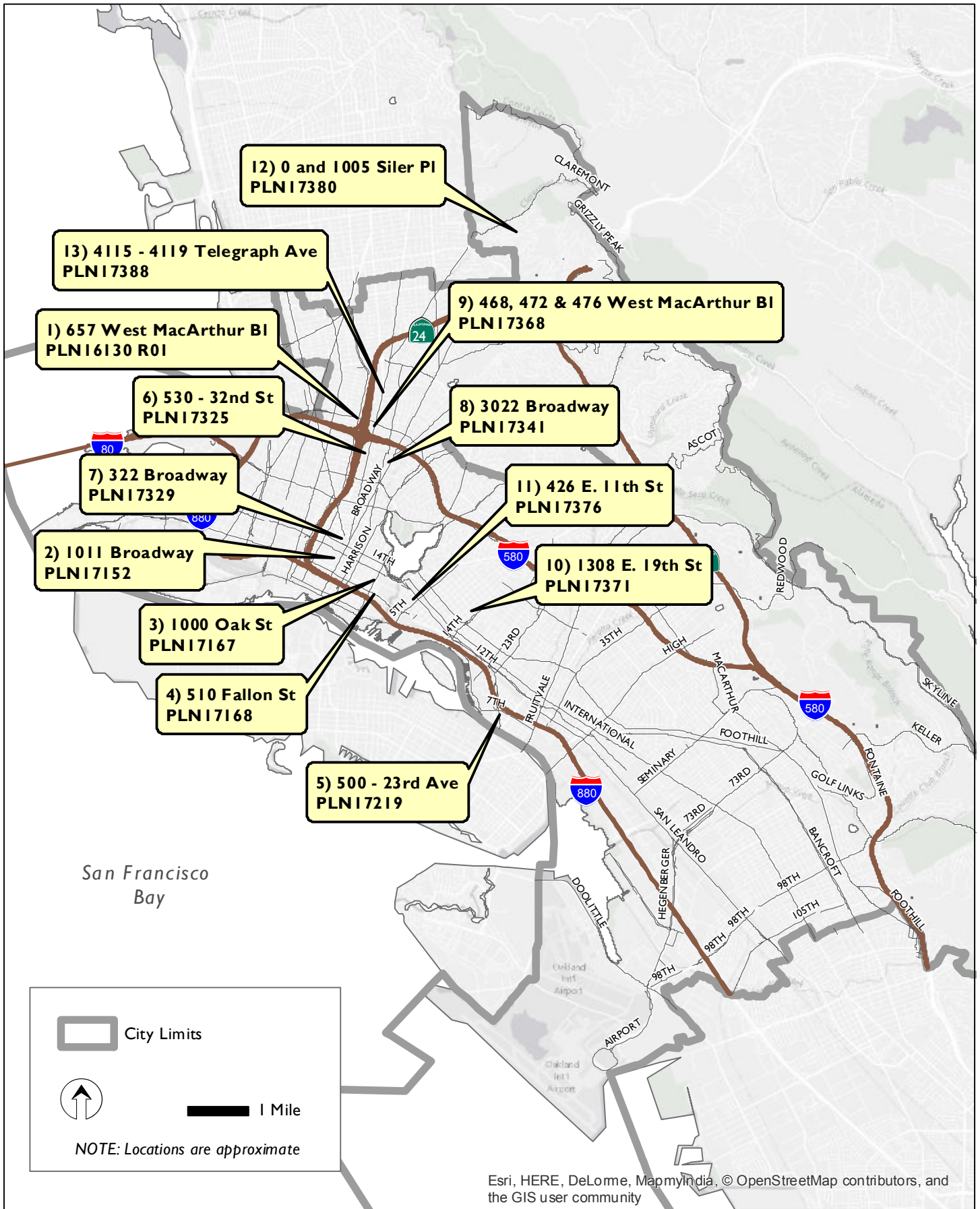
Action to be Taken: Pending

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

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Planning & Building Department



Applications on File for the Week of October 20, 2017