

**APPLICATIONS ON FILE**  
**October 27, 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 13, 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:** 6525 SNAKE ROAD, OAKLAND, CA 94603                   **APN:** 048F737101700  
**Proposal:** To replace the overall design of an approved Spanish style building (issued on 12/14/06) to a new contemporary style building and includes an 800 square foot secondary unit ("in-law") within the envelope of the main building. This revision relates to Planning File DRC060076.

**Applicant / Phone Number:** Jackson Mosher / (510) 915-4219  
**Owners:** East Bay Properties Holdings Llc & Eckert David  
**Case File Number:** DRC060076-R01  
**Planning Permits Required:** Regular Design Review  
**General Plan:** Hillside Residential  
**Zoning:** RH-3; RH-4  
**Environmental Determination:** 15301-Existing Facilities  
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 **Danny Thai** at (510) 238-3584 or by email: [dthai@oaklandnet.com](mailto:dthai@oaklandnet.com)

---

2.                   **Location:** 1770 BROADWAY, OAKLAND, CA 94612                   **APN:** 008 062300100  
**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 installation of one (1) antenna measuring 24 inches long and 14.6 inches in diameter, located within a shroud at a height of 29'-6" and equipment mounted at a height of 15' and 18"-4" above ground-level.

**Applicant / Phone Number:** Black & Veatch / Ana Gomez-Abarca for Verizon (913) 458-9148  
**Owner:** Nineteenth & Broadway Associates  
**Case File Number:** PLN17124  
**Planning Permits Required:** Minor Conditional Use Permit to operate a Monopole in CBD-P zone; Regular Design Review for the installation of Telecommunications facility; and Minor Variance for a Monopole to be less than the 1:1 ratio for height/setback from residential uses.

**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:** API (Area of Primary Importance, Uptown Commercial, OCHS Rating: B-1+  
**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](mailto:mgarcia2@oaklandnet.com)

3. **Location:** 167 - 11<sup>TH</sup> STREET, OAKLAND, CA 94607 **APN:** 002 008300500  
**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 31'-6" and equipment mounted at a height of 15'-1" and 18"-5" above ground-level.  
**Applicant / Phone Number:** Black & Veatch / Ana Gomez-Abarca for Verizon (913) 458-9148  
**Case File Number:** PLN17169  
**Planning Permits Required:** Minor Conditional Use Permit to operate a Monopole in D-LM-4 zone; Regular Design Review for the installation of a Telecommunications facility; and Minor Variance for a Monopole to be adjacent to residential uses.  
**General Plan:** Central Business District  
**Zoning:** D-LM-4  
**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](mailto:mgarcia2@oaklandnet.com)

4. **Location:** 101 BROADWAY, OAKLAND, CA 94607 **APN:** 001 013500800  
**Proposal:** To install 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 inches long and 14.6 inches in diameter, located within a shroud at a height of 32'-8" and equipment mounted at a height of 12' and 15"-3" above ground-level.  
**Applicant / Phone Number:** Black & Veatch / Ana Gomez-Abarca for Verizon (913) 458-9148  
**Owner:** 101 Broadway Ventures Llc  
**Case File Number:** PLN17176  
**Planning Permits Required:** Minor Conditional Use Permit to operate a Monopole in C-45 zone; Regular Design Review for the installation of a Monopole; and Minor Variance for Monopole to be adjacent to residential uses.  
**General Plan:** EPP Retail Dining Entertainment 2  
**Zoning:** C-45/S-4  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** ASI (Area of Secondary Importance), OCHS Rating: B+2  
**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](mailto:mgarcia2@oaklandnet.com)

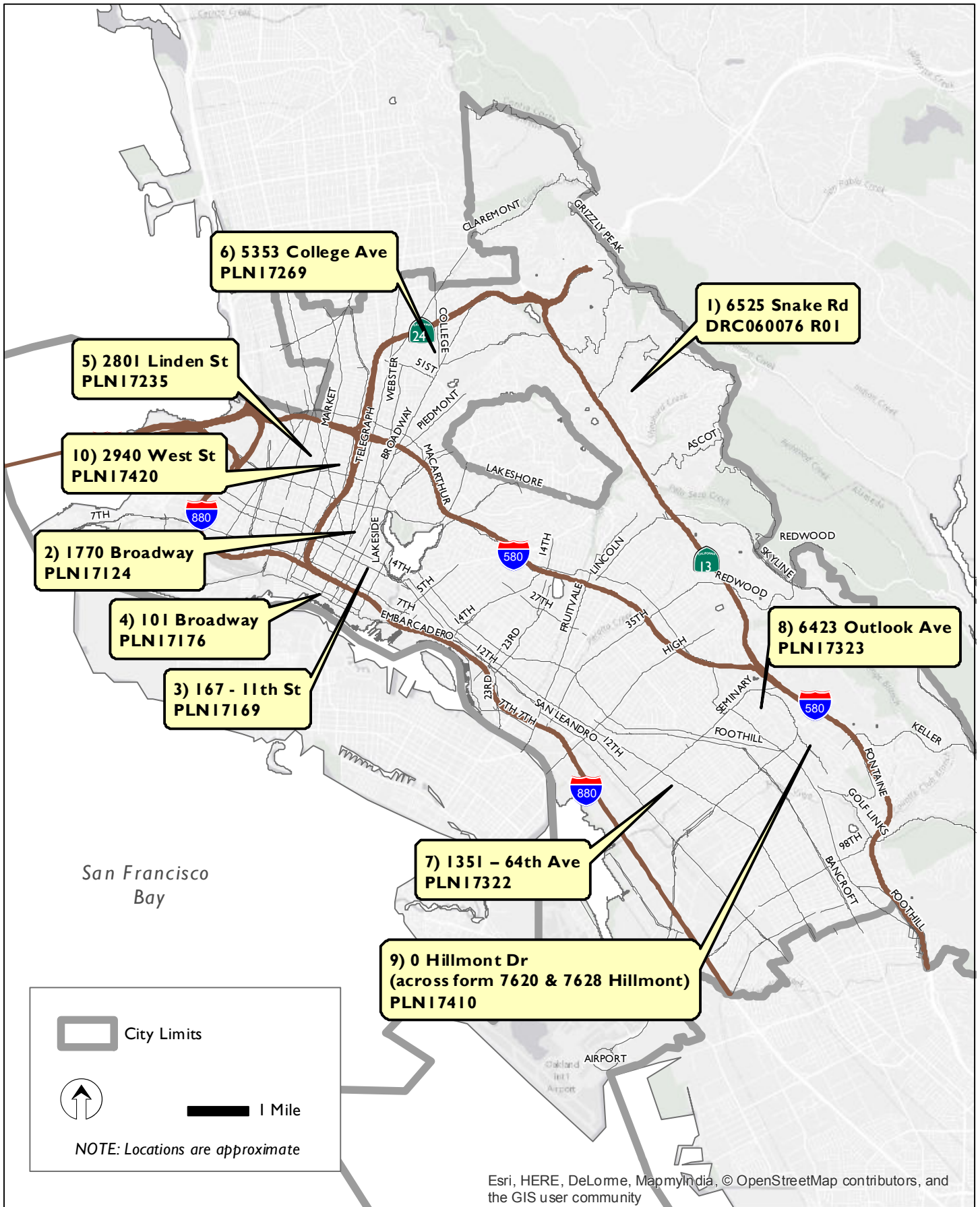
5. **Location:** 2801 LINDEN STREET, OAKLAND, CA 94608 **APN:** 005 045501900  
**Proposal:** To subdivide a single parcel into two new parcels between two existing principal Buildings. Parcel 1 would measure 1,200 square foot in area and Parcel 2 would measure 4,000 square foot in area. The project includes the conversion of the existing duplex into a single-family home that will entail new exterior changes to the building.  
**Applicant & Owner/ Phone Number:** Jenny Wu / (510) 579-3598  
**Case File Number:** PLN17235  
**Planning Permits Required:** Tentative Parcel Map Subdivision to subdivide a parcel into two new parcels (TPM10700);  
 Minor Conditional Use Permit for a subdivision between existing buildings that will lessen the required development standards in the RM-2 Zone;  
 Regular Design Review for conversion of a duplex to a single-family residence.  
**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:** Buildings were built in 1895-96, OCHS Rating: Ed3  
**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](mailto:mhackett@oaklandnet.com)

6. **Location:** 5353 COLLEGE AVENUE, OAKLAND, CA 94618 **APN:** 014 124900300  
**Proposal:** To construct a 50 foot tall mixed-use building with nine (9) residential units that will incorporate in the project the existing commercial building on site.  
**Applicant / Phone Number:** Kirk Peterson / (510) 547-0275  
**Owner:** Brown Kevin C Etal  
**Case File Number:** PLN17269  
**Planning Permits Required:** Regular Design Review to construct new residential units; and  
 Minor Variance to increase the building height to 50 feet where 35 feet in height is the maximum permitted in the commercial corridor in CN-1 zone.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-1  
**Environmental Determination:** 15301-Existing Facilities;  
 15332-In-Fill Development Projects; 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 **Moe Hackett** at (510) 238-3973 or by email: [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

7. **Location:** 1351 – 64<sup>TH</sup> AVENUE, OAKLAND, CA 94621 **APN:** 041 40500800  
**Proposal:** To subdivide a single parcel into two new parcels that contain two existing principal buildings (duplex).  
**Applicant - Owner/ Phone Number:** Ricky Chan / (510) 612-2280  
**Owner:** Cornejo Rafael  
**Case File Number:** PLN17322  
**Planning Permits Required:** Tentative Parcel Map Subdivision to subdivide a parcel into two new parcels that have two street frontages (TPM10709); and Minor Conditional Use Permit for a subdivision between existing buildings that will lessen the required development standards in the RD-2 Zone;  
**General Plan:** Detached Unit Residential  
**Zoning:** RD-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 **Moe Hackett** at (510) 238-3973 or by email: [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

8. **Location:** 6423 OUTLOOK AVENUE, OAKLAND, CA 94605 **APN:** 037A274600300  
**Proposal:** To reconfigure the existing interior building space to add one (1) additional residential unit within an existing duplex, thus totaling three (3) residential units.  
**Applicant / Phone Number:** Jaime Romero / (310) 492-3653  
**Owner:** Janel Ahrens  
**Case File Number:** PLN17323  
**Planning Permits Required:** Minor Conditional Use Permit for three (3) three units in the RM-3 Zone; Regular Design Review for construction of a new dwelling unit; and Minor Variance for a new residential unit within an existing building envelope located in the side yard setback where 4' is required and 3' is proposed.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-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:** 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](mailto:gqwan@oaklandnet.com)





## Applications on File for the Week of October 27, 2017