

APPLICATIONS ON FILE
December 15, 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:

Tuesday, January 02, 2018

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:** 1450 GRAND VIEW DRIVE, OAKLAND, CA 94705 **APN: 048H760200300**
Proposal: To construct a rear 79 square foot addition and new decks including façade Improvements to existing single-family residence.
Applicant / Phone Number: Robert Nebolon / (510) 525-2725
Owner: Wang Fair H & Liao Hui C
Case File Number: PLN17072
Planning Permits Required: Regular Design Review for building additions and exterior alternations; and Minor Variance to exceed maximum building wall height of 34' by approximately 10' resulting in an approximately 6" increase from existing nonconforming building wall height.
General Plan: Hillside Residential
Zoning: RH-4/S-9
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 **Gregory Qwan** at **510-238-2958** or by email: gqwan@oaklandnet.com

2. **Location:** 0 MALCOLM AVENUE, OAKLAND, CA 94605 **APN: 048 566700504**
(subject vacant property is located east of the neighboring residence at 3070 Malcolm Ave)
Proposal: To construct a 2,940 square-foot single-family dwelling on a 40% + downslope vacant lot.
Applicant / Phone Number: Maurice Dawson / (510) 351-2161
Owner: Taylor Bailey L Heirs Of Est Etal
Case File Number: PLN17259
Planning Permits Required: Regular Design Review for new residential 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: 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

3. **Location:** **0 MALCOLM AVENUE, OAKLAND, CA 94605 APN: 048 566700505**
(subject vacant property is located southeast & across the street from the neighboring residence at 3083 Malcolm Ave)
Proposal: To construct a 2,940 square-foot single-family dwelling on a 40% + downslope vacant lot (Lot # 245).
Applicant / Phone Number: Maurice Dawson / (510) 351-2156
Owner: Taylor Bailey L Heirs of Est & Alfred L
Case File Number: **PLN17260**
Planning Permits Required: Regular Design Review for new residential construction; and Minor Conditional Use Permit to allow for a 38-foot building height on a 40% + downslope lot.
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 **Moe Hackett** at **(510) 238-3973** or by email: mhackett@oaklandnet.com

4. **Location:** **936 PARAMOUNT ROAD, OAKLAND, CA 94610 APN: 011 089301400**
Proposal: To construct a 548 square foot second-story addition and a rear deck to an existing single-family dwelling.
Applicant / Phone Number: Sarah Louie Roitman / (510) 499-3665
Owner: Graff Robert & Stoughton Jennifer S
Case File Number: **PLN17290**
Planning Permits Required: Regular Design Review for building additions; and Minor Variance to exceed 18' maximum height above edge of pavement by approximately 5.5'.
General Plan: Detached Unit Residential
Zoning: RD-1
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: 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

5. **Location:** 3409 - 69TH AVENUE, OAKLAND, CA 94605 **APN:** 037A275504500
Proposal: To construct a 700 square foot addition to an existing two-story detached Garage and a second-unit on a lot with an existing single-family residence.
Applicant / Phone Number: Frank Hughes / (510) 827-5333
Owner: White David J
Case File Number: PLN17355
Planning Permits Required: Regular Design Review for adding a new residential unit and building alterations.
General Plan: Mixed Housing Type Residential
Zoning: RM-3
Environmental Determination: 15301-Existing Facilities
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: NHP
Service Delivery District: 4
City Council District: COUNCIL DISTRICT 6
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

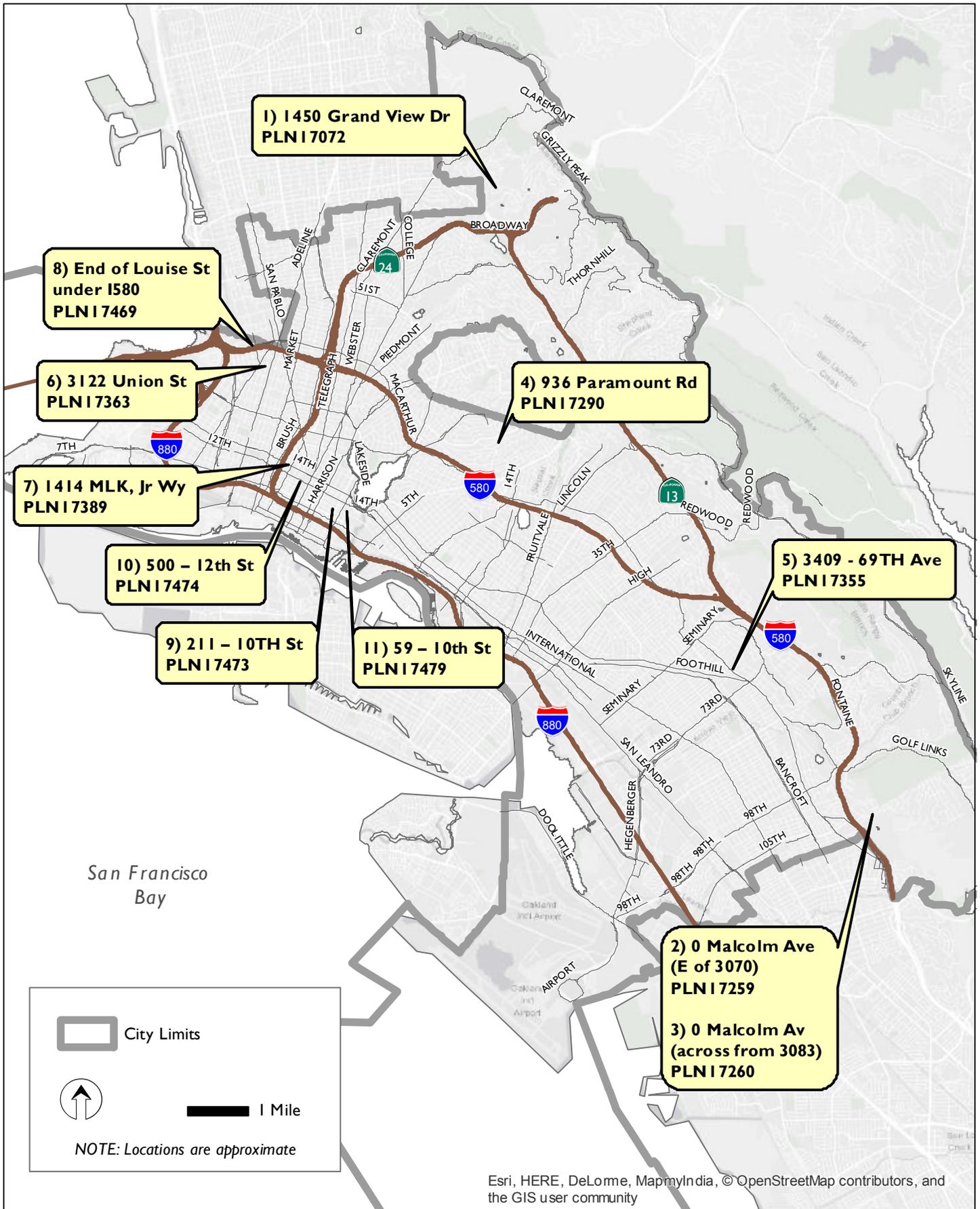
6. **Location:** 3122 UNION STREET, OAKLAND, CA 94608 **APN:** 005 046203000
Proposal: To construct a 2,135 square feet single-family dwelling.
Applicant / Phone Number: John Newton / (510) 847-4108
Owner: Christian Szilagy, Cs Development & Construction Llc
Case File Number: PLN17363
Planning Permits 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: 3
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: clquitevis@oaklandnet.com

7. **Location:** 1414 MARTIN LUTHER KING JR WAY, OAKLAND, CA 94612
APN: 003 007102600
Proposal: To construct a six-story building with 45 residential units on a vacant parcel.
Applicant / Phone Number: Baran Studio Architecture / (510) 595-6744
Owner: Douglas Parking Llc
Case File Number: PLN17389
Planning Permits Required: Regular Design Review for new construction; and
 Minor Variance for 1,718 square feet of group open space where 3,875 square feet is required and to be located entirely on the roof.
General Plan: Central Business District
Zoning: CBD-X
Environmental Determination: 15303-New Construction or Conversion of Small Structures;
 15332-Infill Projects; 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 **Michael Bradley** at **(510) 238-6935** or by email:
mbradley@oaklandnet.com

8. **Location:** Project site is located under I-580 at the end of Louise Street
APNs: 007 062000101, 007 061701103
Proposal: Car storage under (on a Caltrans lot) the I-580 freeway.
Applicant's Phone Number: (510) 575-5363
Case File Number: PLN17469
Planning Permits Required: Minor Conditional Use Permit for General Outdoor Storage.
General Plan: Regional Commercial/Housing and Business Mix
Zoning: CR-1 / HBX-2
Environmental Determination: 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 **Neil Gray** at **(510) 238-3878** or by email:
ngray@oaklandnet.com

9. **Location:** 211 – 10TH STREET, OAKLAND, CA 94607 **APN:** 002 007300601
Proposal: To establish "small cell site" Telecommunications Facility by placing one antenna on top of an existing City Street light pole and equipment mounted on the side to improve services in the area.
Applicant / Phone Number: James Singleton / (650) 814-0564
Owner: Kung Wo Company
Case File Number: PLN17473
Planning Permits Required: Minor Conditional Use Permit to operate a Monopole in D-LM-4 zone; and Regular Design Review for the installation of a Monopole.
General Plan: Central Business District
Zoning: D-LM-4
Environmental Determination: 15301-Existing Facilities
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Area (NHP)
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

10. **Location:** 500 – 12TH STREET, OAKLAND, CA 94607 **APN:** 002 009703900
Proposal: To establish "small cell site" Telecommunications Facility by placing one antenna on top of an existing City Street light pole and equipment mounted on the side to improve services in the area.
Applicant - Owner/ Phone Number: James Singleton / (650) 814-0564
Owner: City Oakland
Case File Number: PLN17474
Planning Permits Required: Minor Conditional Use Permit for to operate a Monopole in CBD-C zone; and Regular Design Review for the installation of a Monopole.
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 (NHP)
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



Applications on File for the Week of December 15, 2017