

**APPLICATIONS ON FILE**  
**May 25, 2018**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2nd Floor**  
**Oakland, California 94612**

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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:**

**June 11, 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:** 1900 - 1930 BROADWAY, OAKLAND, CA 94612

**APNs:** 008 063800500; 008 063800603; 008 063800710

**Proposal:** Revision to a project that includes the construction of a new 36-story building with 433 residential units and approximately 75,000 square feet of commercial space. The project also includes reconditioning an existing four story, historically-rated (Cb+1+) building and demolishing a one-story commercial building that has no historic rating.

**Applicant / Phone Number:** Seth Hamalian / (415) 355-6600

**Owner:** Seth Hamalian, 19<sup>th</sup> and Bway Associates, LLC

**Case File Number:** PLN15179-R01

**Planning Permits Required:** On August, 5, 2015, the Planning Commission approved the following entitlements:

Design Review approval for new construction in a CBD zone;

Major Conditional Use Permit for new construction over 250 feet in height or 200,000 square feet in floor area;

Minor Conditional Use Permits for a reduction of the parking requirement in the CBD zone and a reduction in the size of a loading berth; and

Minor Variance for a reduction of the number of loading berths from two to one.

**General Plan:** Central Business District

**Zoning:** CBD-P Central Business District Pedestrian Retail Commercial Zone

**Environmental Determination:** A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies CEQA Guidelines: Sections 15332-Class 32, 15300.2-Infill Projects, and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning. The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, Suite 2114 on the 2nd Floor during business hours or online by 5:00pm, Friday, May 25, 2018. The CEQA Analysis document for the proposed project can be viewed in the City's website here:

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>

**Historic Status:** Existing building at the corner of 19th Street and Broadway is rated Cb+1+ and the site is within the Uptown Commercial Area of Primary Importance. This building will be refurbished as part of this project.

**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](mailto:ngray@oaklandnet.com)

2. **Location:** 205 ALICE STREET, OAKLAND, CA 94607 **APN:** 001 015100400  
**Proposal:** To install a wireless "small cell site" Telecommunication Facility on an existing 45-foot tall City street light pole, located in the Public Right-of-Way. The project involves installation of one (1) antenna measuring 24.7 inches long and 10.75 inches in diameter, located within a shroud up to 54.4' in height and equipment mounted on the side at a height of 10' above ground-level.  
**Applicant / Phone Number:** Matthew Yergovich / (415) 596-3474 for New Cingular Wireless PCS, LLC  
**Owner:** City of Oakland  
**Case File Number:** PLN18069  
**Planning Permits Required:** Regular Design Review for a Macro Telecommunications facility in C-45 zone.  
**General Plan:** EPP Mixed Use District  
**Zoning:** C-45/S-4  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Non-Historical Property  
**City Council District:** 3  
**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)

3. **Location:** 3751 – 39<sup>TH</sup> AVENUE, OAKLAND, CA 94619 **APN:** 030 192000200  
**Proposal:** To construct a two-story residential duplex, located in the rear portion of the 6,000 square foot lot that contains a single-family dwelling for a total of three (3) residential units. The site will provide three (3) off-street parking spaces.  
**Applicant / Phone Number:** Steven Diez / (510) 714-0559  
**Owners:** Fazio Gio B & Angela Trs  
**Case File Number:** PLN18138  
**Planning Permits Required:** Minor Conditional Use Permit for three (3) residential units in RM-3 zone; and Regular Design Review for construction of two residential units.  
**General Plan:** Detached Unit Residential; 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:** OCHS Rating, D3  
**City Council District:** 4  
**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](mailto:jmadani@oaklandnet.com)

4. **Location:** 4133 MAYBELLE AVENUE, OAKLAND, CA 94619 **APN:** 030 193100602  
**Proposal:** To construct a 360 square foot one-story residential addition to the rear of a legal non-conforming garage, located on an irregular-shaped lot.

**Applicant & Owner/ Phone Number:** Christine Mcavoy / (650) 888-5407

**Case File Number:** PLN18143

**Planning Permits Required:** Regular Design Review for residential addition; and  
 Minor variance to reduce the side yard setback from the required 5 feet to the proposed 2.5 feet for the building addition.

**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:** OCHS Rating: D3

**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)

5. **Location:** 4319 PIEDMONT AVENUE, OAKLAND, CA 94611 **APN:** 013 111601100  
**Proposal:** To operate a Personal Instruction and Improvement activity (Kung Fu Studio) with a retail component that includes sales of equipment and local art. The proposal will occupy approximately 1,160-square foot space on the ground floor of a street facing commercial space. No exterior changes are proposed. New business signage will be processed under a separate permit.

**Applicant / Phone Number:** Aimal Kohgadai / (510) 523-2000

**Owner:** Allgoewer Barbara J Tr

**Case File Number:** PLN18176

**Planning Permits Required:** Minor Conditional Use Permit for a Personal Instruction and Improvement service activity (Kung Fu Studio) in the CN-1 Zone.

**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 Property

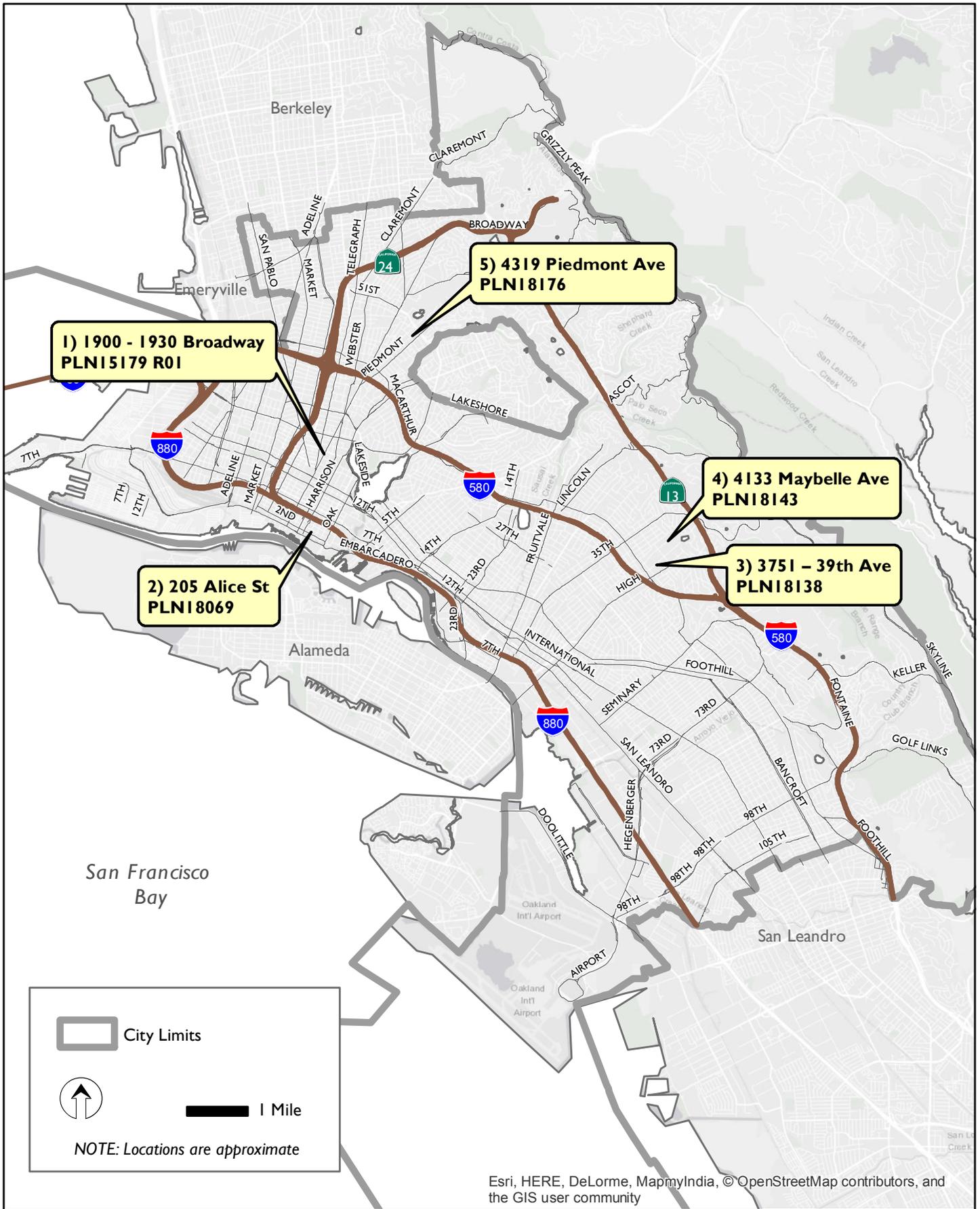
**City Council District:** 1

**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](mailto:mbradley@oaklandnet.com)

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# Applications on File for the Week of May 25, 2018

Planning & Building Department