

**APPLICATIONS ON FILE**  
**January 10, 2020**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2114**  
**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, January 27, 2020**

**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:** 0 GIRVIN DRIVE, OAKLAND, CA 94603  
**APN:** 048 D730206000 (048 D730206003)  
**Proposal:** Construct a new 24'-2" tall 3,554.8 square feet single family dwelling on a vacant hillside property. Variance for proposal of 0'-2" front yard setback where 5' is required because of steep slope. (APN: 048D-7302-060-00)  
**Applicant Phone Number:** Scott Sullivan (Architect) / (510) 207-9031  
**Owner:** Garant Robert R & Pamala K TRS.  
**Case File Number:** PLN18156  
**Planning Permits Required:** Regular Design Review for a New SFD on a 57% up-slope lot. Minor Variance 0'-2" front yard setback where 5'-0" is required in RH-4 Zone.  
**General Plan:** Hillside Residential  
**Zoning:** RH-4/S-9  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** Non-Historic Property, OCHS Rating: X  
**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@oaklandca.gov](mailto:dthai@oaklandca.gov)

2. **Location:** 1955 BROADWAY OAKLAND, CA 94612  
**APN:** 008 063900100  
**Proposal:** Project proposes to establish a medical service activity - One Medical - on the ground floor of the Uptown Station Building. The proposed use will occupy a 3,890 square-foot commercial space adjacent to the Broadway Vehicle Exit (Suite A). No exterior changes are proposed. Signage part of a master sign program.  
**Applicant / Phone Number:** Jason Overman / (510) 735-8193  
**Owner:** 1955 Broadway Oakland Owner, LLC.  
**Case File Number:** PLN19156  
**Planning Permits Required:** Minor Conditional Use Conditional Use permit to establish a medical service activity on the ground floor of the Uptown Station Building.  
**General Plan:** Central Business District  
**Zoning:** CBD-P  
**Environmental Determination:** 15305-Minor Alterations in Land Use; Exempt, Section 15270 of the State CEQA Guidelines: Projects which are disapproved; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** API: Uptown Commercial, Historic District: DHP, OCHS Rating: B-a1\*, Local Register: Yes, Landmark: Yes  
**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@oaklandca.gov](mailto:jherrera@oaklandca.gov)

3. **Location:** 2049 MARKET STREET, OAKLAND, CA 94607  
**APN:** 005 041000300  
**Proposal:** Construction of a two-story duplex at the rear of a lot containing a detached single family residence (SFR). The project results in three-units of the parcel. Each unit will have an individual parking space and open space.  
**Applicant / Phone Number:** Derek Tjoe / (415) 480-0376  
**Owner:** Old Time Investments, LLC.  
**Case File Number:** PLN19197  
**Planning Permits Required:** Regular Design Review for the construction of a duplex to the rear of an existing Single Family Residence (SFR). Results in three-units in the parcel. Minor Conditional Use Permit (CUP) to allow the density at 1 unit per 1,500 square-foot of lot.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-4; 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:** Yes, ASI: Curtis and Williams Tract, Historic District: PDHP, OCHS Rating: C2+, Local Register: No  
**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@oaklandca.gov](mailto:jherrera@oaklandca.gov)

4. **Location:** 1090 AMITO AVENUE, OAKLAND, CA 94603  
**APN:** 048 H765202101  
**Proposal:** Regular Design Review to construct a new 4,323 square-foot single family dwelling and attached secondary unit on a vacant 7,770 square-foot upslope hillside parcel.  
**Applicant / Phone Number:** Ehsan Majd With Paymun Building & Development / (925) 640-3089  
**Owner:** Kwan Eddie S & Vivica T  
**Case File Number:** PLN19231  
**Planning Permits Required:** Minor Design Review New SFD and ADU.  
**General Plan:** Hillside Residential  
**Zoning:** RH-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  
**City Council District:** 1  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Alexi Wordell** at **(510) 238-3717** or by email: [awordell@oaklandca.gov](mailto:awordell@oaklandca.gov)

---

5.                               **Location:** 1411 E 31<sup>ST</sup> STREET, OAKLAND, CA 94602  
                                      **APN:** 022 035800101  
                                      **Proposal:** Installation of a Wireless Telecommunication facility involving twelve (12) new antennas within three sectors mounted and concealed behind existing rooftop mechanical room screen wall. The associated mechanical equipment cabinet will be within 11'-0" x17'-0" area of an existing rooftop penthouse of the Highland Hospital.

**Applicant / Phone Number:** AT&T Mobility / Tom Swarner / (510) 435-3595  
**Owner:** County of Alameda  
**Case File Number:** PLN19008  
**Planning Permits Required:** Regular Design Review to install a new roof-top Macro Telecommunication facility for AT&T Wireless.  
Minor Conditional Use Permit to Install Macro Telecommunication Facility use in S-1 Zone. Minor Variance **1**). To waive the required 1:1 Setback height ratio for the antennas from the roof edge of building. **2**). To exceed 15' antenna height above the roof line for telecommunication facilities (15'-8" is proposed).

**General Plan:** Institutional  
**Zoning:** S-1  
**Environmental Determination:** 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** N/A  
**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@oaklandca.gov](mailto:jmadani@oaklandca.gov)

---

6.                               **Location:** 0 CIRCLE HILL DRIVE, OAKLAND, CA 94608  
                                      **0 FIELD STREET, OAKLAND, CA 94608**  
                                      **APN:** 040A344301103, 040A344301202, 040A344301302, 040A344301402, 040A344301505, 040A344301507, 040A344301509, 040A344301605  
                                      **Proposal:** The proposal is to merge eight (8) adjacent parcels into one 57,062 square-foot parcel. Access provided via Field Street right-of-way and a 12' driveway (450' length of driveway) to allow construction of a one-story 2,474 square-foot single family residence.

**Applicant / Phone Number:** Lorin Hill / (510) 654-2552  
**Owner:** Carnahan John K, TR.  
**Case File Number:** PLN19284  
**Planning Permits Required:** Regular Design Review for the construction of a one-story 2,474 square-foot single family residence. Vesting Tentative Parcel Map (VTPM11046) to merge eight adjacent parcels into one parcel.

**General Plan:** Detached Unit Residential.  
**Zoning:** RD-1  
**Environmental Determination:** 15315-Minor Land Divisions; and 15183-Projects Consistent with a Community Plan or Zoning  
**Historic Status:** No, OCHS Rating: X, Local Register: No  
**City Council District:** 6  
**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@oaklandca.gov](mailto:jmadani@oaklandca.gov)

---

7. **Location:** 2084 MOUNTAIN BOULEVARD, OAKLAND, CA 94611

**APN:** 048 F735201601

**Proposal:** Minor Conditional Use Permit (CUP) for Personal Instruction and Improvement (Orange theory Fitness personal training) on the ground floor of a multi-tenant commercial building. Located at 2084 Mountain Boulevard, operation hours (proposed) range to 5:00 a.m. thru 9:00 p.m. on weekdays (closing time of 4:00 p.m. on weekends).

**Applicant / Phone Number:** Terri Dicherhoff / (213) 422-1450

**Owner:** Trojan Development Associates IV, LLC.

**Case File Number:** PLN19299

**Planning Permits Required:** Minor Conditional Use CUP for ground floor use 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:** X

**City Council District:** 4

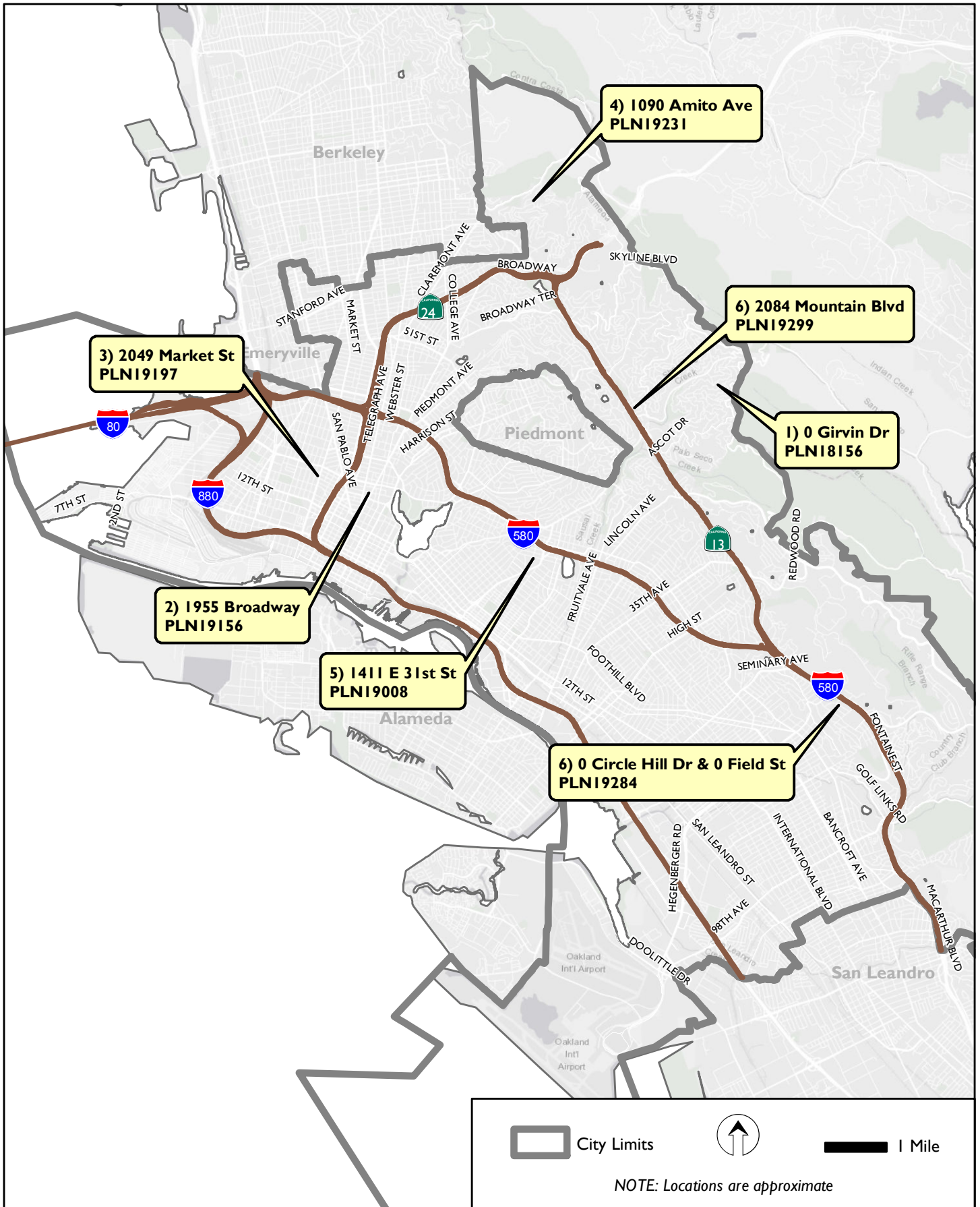
**Action to be Taken:** Pending

**Finality of Decision:** Appealable to Planning Commission

**For Further Information:** Contact case Planner **Rebecca Wysong** at (510) 238-3123 or by email:

[RWysong@oaklandca.gov](mailto:RWysong@oaklandca.gov)

**=END=**



## Applications on File for the Week of January 10, 2020