

APPLICATIONS ON FILE
January 25, 2019

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:

February 11, 2019

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.

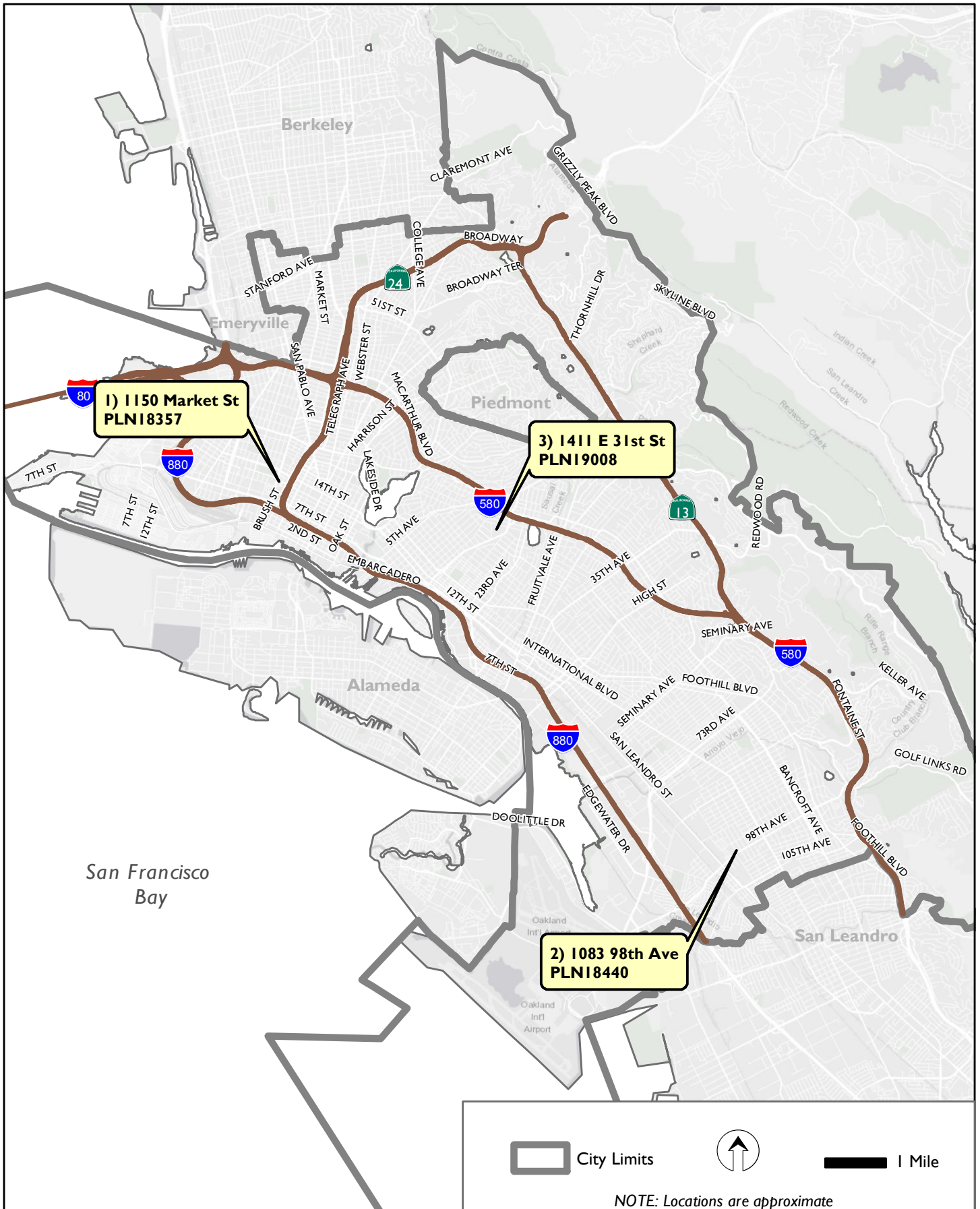
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

1. **Location:** 1150 MARKET STREET, OAKLAND, CA 94607
APN: 002 000301802 & 002 000303302
Proposal: To merge two parcels (under common ownership) into one-parcel to accommodate the addition to an existing commercial building and construction of two-stories of residential above consisting of 8 units. The ground floor will remain commercial.
Applicant / Phone Number: Bill Wong / (510) 717-2228
Owner: Mohamed Nasir S
Case File Number: PLN18357
Planning Permits Required: Regular Design Review to create new dwelling units.
General Plan: Urban Residential; Urban Residential
Zoning: RU-3/S-20; RU-3/S-20
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Historic Preservation District: S-20, OCHS Rating: *3
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@oaklandca.gov

2. **Location:** 1083 98TH AVENUE, OAKLAND, CA 94603
APN: 044 497901600
Proposal: To construct a two-story three-unit residential building at the rear of a property that contains an existing Single Family Residence, thus resulting in a total of four (4) residential units on a single parcel.
Applicant / Phone Number: Abdallah Emad / (510) 568-6531
Owner: Abdallah Emad
Case File Number: PLN18440
Planning Permits Required: Regular Design Review to create new dwelling units.
General Plan: Mixed Housing Type Residential
Zoning: RM-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 Property
City Council District: 7
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@oaklandca.gov

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3. **Location:** 1411 EASTd 31ST STREET, OAKLAND, CA 94602
 APN: 022 035800101
 Proposal: To install 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 a 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 Macro Telecommunication Facility; Minor Conditional Use Permit to operate a Macro Telecommunications Facility in the S-1 Zone; and
Minor Variances for 1) to waive the required 1:1 setback height ratio for the antennas from the roof edge of building, and 2) to exceed 15' height above the roofline for telecommunication facilities where 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, General Plan or Zoning
- Historic Status:** Local Register Property, OCHS, A3
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

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Applications on File for the Week of Jan 25, 2019