

**APPLICATIONS ON FILE**  
**February 1, 2019**

**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:**

**February 18, 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:** 2855 BROADWAY, OAKLAND, CA 94611

**APN:** 009 068506901

**Proposal:** Revision to previous project approved under Planning Case number PLN16110 currently under construction. The revision includes a modification to the storefront design of the building at 2855 Broadway, and includes a variance request to reduce the amount of commercial glazing to less than the required 55% due to the need to install a gas meter alcove on the Broadway frontage due to inadequate source on Webster Street (rear elevation).

**Applicant / Phone Number:** BAR Architects, William Duncanson / (415) 293-7129

**Owner:** Broadstone On Broadway, LLC

**Case File Number:** PLN16110-R01

**Planning Permits Required:** Minor Variance Permit to reduce the amount of commercial glazing to less than the required 55% on the Broadway frontage.

**General Plan:** Community Commercial

**Zoning:** D-BV-3; D-BV-4

**Environmental Determination:** A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfied each of the following CEQA Guideline sections: 15183-Projects consistent with a community plan, general plan, or zoning; 15183.3-Streamlining for in-fill projects; and/or 15164-Addendum to the 2014 certified Broadway Valdez District Specific Plan EIR; Each of which provided a separate and independent basis for CEQA compliance. No further CEQA review is necessary for this minor revision to the proposed storefront.

**Historic Status:** API, OCHS Rating: CB2+ (2820 Broadway)

**City Council District:** 3

**Action to be Taken:** Pending

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

**For Further Information:** Contact case Planner **Peterson Vollmann** at (510) 238-6167 or by email: [pvollmann@oaklandca.gov](mailto:pvollmann@oaklandca.gov)

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2.                                   **Location:** 2415 VALDEZ STREET, OAKLAND, CA 94612  
  **APN:** 008 067200701, 008 067200800 (the project site is adjacent to 2425 Valdez Street)  
**Proposal:** To construct a new six-story mixed-use building with ground floor non-residential commercial space with 79 micro-living quarters, and 10 affordable housing dwelling units.  
**Applicant / Phone Number:** Lisa Majchrzak / (510) 836-5400  
  **Owners:** Gill Bradley A & Nancy J TRS  
  **Case File Number:** PLN18191  
**Planning Permits Required:** Regular Design Review for new construction; and Minor Conditional Use Permit for (1) micro living quarters, and (2) ground floor living space.  
  **General Plan:** Central Business District / Broadway Valdez Specific Plan Area  
  **Zoning:** D-BV-2; D-BV-2  
**Environmental Determination:** A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15183 – Projects consistent with a community plan, general plan, or zoning; and/or 15183.3 - Streamlining for in-fill projects; Each of which provides a separate and independent basis for CEQA compliance.  
  
  **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@oaklandca.gov](mailto:mbradley@oaklandca.gov)

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3.                                   **Location:** 5630 SAN PABLO AVENUE, OAKLAND, CA 94608  
  **APN:** 015 130701400  
**Proposal:** To construct a new mixed use facility consisting of 15 residential units with ground floor retail.  
**Applicant / Phone Number:** Ed Hemmat / (510) 773-7100  
  **Owners:** Dokhanchy Mehrdad & Hemmat Edward K  
  **Case File Number:** PLN18423  
**Planning Permits Required:** Regular Design Review for new construction.  
  **General Plan:** Neighborhood Center Mixed Use  
  **Zoning:** CN-3  
**Environmental Determination:** 15332-In Fill Development; 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@oaklandca.gov](mailto:mhackett@oaklandca.gov)

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4.                   **Location:** 2127 PARK BOULEVARD, OAKLAND, CA 94606  
                      **APN:** 022 030601100  
**Proposal:** To raise multi-family residential building by 2 feet in height (existing:34 feet; proposed: 36 feet), construct a rear attached three-story 1,819 square foot addition, and convert front yard into a parking area with a new curb-cut.  
**Note:** *This proposed application was previously noticed on January 18, 2019. However, due to insufficient posting time required by Code, the application is being re-noticed for public comments.*

**Applicant / Phone Number:** Ingo De Pina / (323) 449-4522  
**Owners:** Depina Ingo P & Elizabeth A  
**Case File Number:** PLN18439  
**Planning Permits Required:** Regular Design for building addition exceeding 1,000 square feet, and site alterations that include new paving in the front yard; and Minor Variances to increase the maximum paved area in the front yard setback for more than 50% and for a new curb-cut over 19 feet in width.

**General Plan:** Mixed Housing Type Residential; Urban Residential  
**Zoning:** RU-2  
**Environmental Determination:** 15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** ASI: Cleveland Heights, Historic District: PDHP, OCHS Rating: C2+  
**City Council District:** 2  
**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@oaklandca.gov](mailto:mhackett@oaklandca.gov)

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5.                   **Location:** 370 HAWTHORNE AVENUE, OAKLAND, CA 94611  
                      **APN:** 009 074604100  
**Proposal:** To install of a wireless telecommunication facility for (Verizon Wireless) on an existing 27'-8" tall City street light pole, located in the Public Right-of-Way (PROW). The project involves the installation of one (1) canister antenna within an antenna shroud, located on top of pole (30'-10" high), and two MRRU's mounted at 12' and 15' above ground.

**Applicant / Phone Number:** Ana Gomez for Black & Veatch / Externet System / (913) 458-9148  
**Owner:** City of Oakland  
**Case File Number:** PLN18475  
**Planning Permits Required:** Minor Conditional Use to operate a Monopole Telecommunication Facility in the CBD-P Zone; and Regular Design Review to install a Telecommunication Facility.

**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:** 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 **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandca.gov](mailto:jmadani@oaklandca.gov)

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6.                   **Location:** 2000 BROADWAY, OAKLAND, CA 94612  
                      **APN:** 008 065002400  
                      **Proposal:** To install a wireless telecommunication facility for T-Mobile Wireless on an existing 30' tall City street light pole, located in the Public Right-of-Way (PROW). The project involves the installation one (1) canister antenna within an antenna shroud located on top of light pole (33'-5" high), and integrated radio/antenna unit within a shroud, and meter box mounted at 8' and 21'-6" above ground.  
**Applicant / Phone Number:** Ana Gomez for Black & Veatch / Externet System / (913) 458-9148  
                      **Owner:** City of Oakland  
                      **Case File Number:** PLN18477  
**Planning Permits Required:** Minor Conditional Use to operate a Monopole Telecommunication Facility in the CBD-P and CBD-C Zone; and Regular Design Review to install a Telecommunication Facility.  
                      **General Plan:** Central Business District  
                      **Zoning:** CBD-C  
**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 Area  
                      **City Council District:** 3  
                      **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)
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7.                   **Location:** 142 SONIA STREET, OAKLAND, CA 94618  
                      **APN:** 048B714500500  
                      **Proposal:** To construct a rear attached 380-square foot garage with a deck above. The project includes the conversion of inhabitable floor area to an additional 330 square feet of living area within the main residence.  
**Applicant / Phone Number:** Peter David Gilbert / (510) 290-0445  
                      **Owner:** Morales David A  
                      **Case File Number:** PLN18529  
**Planning Permits Required:** Regular Design Review for building additions and alterations; and Minor Variance to exceed the maximum FAR from 55% to 61% for a building with a footprint slope over 20% in the RD-1 Zone.  
                      **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:** 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)

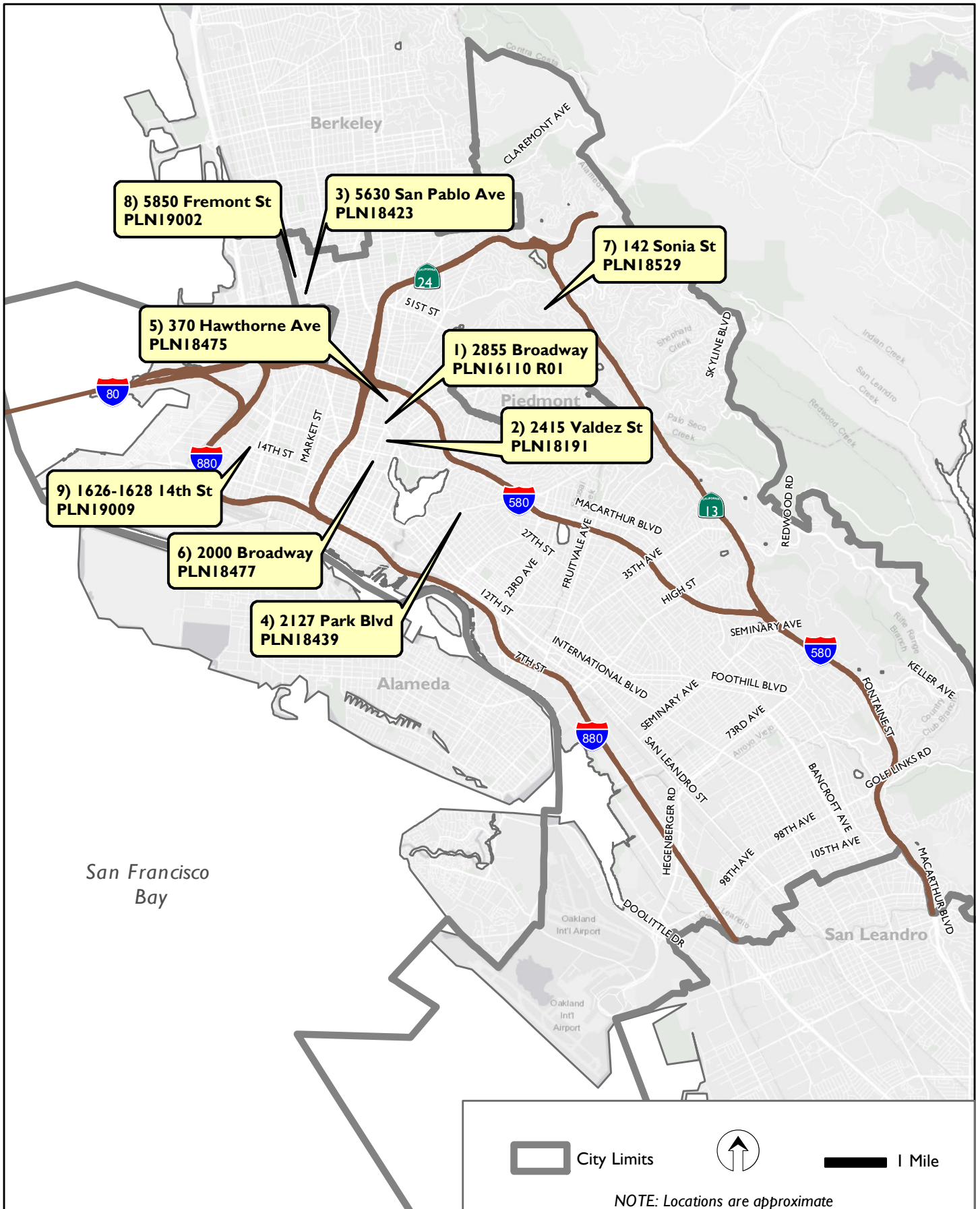
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8.                           **Location:** 5850 FREMONT STREET, OAKLAND, CA 94608  
                                  **APN:** 015 133302700  
                                  **Proposal:** To convert two residential units into two residential condominiums. One of the units are vacant and one is occupied.  
**Applicant / Phone Number:** John Gutierrez / (510) 647-0600  
                                  **Owner:** Lilly Timothy M  
                                  **Case File Number:** PLN19002  
**Planning Permits Required:** Tentative Parcel Map Subdivision for Condominium Conversion (TPM10841).  
                                  **General Plan:** Mixed Housing Type Residential  
                                  **Zoning:** RM-2  
**Environmental Determination:** 15315-Minor Land Divisions  
  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                                  **Historic Status:** OCHS Rating, Dc3  
                                  **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)

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9.                           **Location:** 1626-1628 14<sup>TH</sup> STREET, OAKLAND, CA 94607  
                                  **APN:** 007 055301200  
                                  **Proposal:** To convert two residential units approved under PLN18157 to condominium units (TPM10925).  
**Applicant/ Phone Number:** Rouce Inman / (510) 636-0649  
                                  **Owner:** Rouce Inman  
                                  **Case File Number:** PLN19009  
**Planning Permits Required:** Tentative Parcel Map (TPM10925) to add a condominium map to a new duplex.  
                                  **General Plan:** Mixed Housing Type Residential  
                                  **Zoning:** RM-2  
**Environmental Determination:** 15301-Existing Facilities  
  15183-Projects Consistent with a Community Plan or Zoning  
                                  **Historic Status:** Area of Primary Importance (Oakland Point)  
                                  **City Council District:** 3  
                                  **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)

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## Applications on File for the Week of February 1, 2019