

APPLICATIONS ON FILE
August 3, 2018

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:

August 20, 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.

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1. **Location: 925 FALLON, STREET, OAKLAND CA, 94607**
 APN: 002 009300500
 Proposal: To merge all existing parcels and create two new condominium parcels.
Applicant / Phone Number: Sam Remcho / 415-381-8800
 Owner: 59 10th LLC.
 Case File Number: PLN17429
Planning Permits Required: Tentative Parcel Map Subdivision for merging and creating two new parcels for condominiums (TPM10652).
 General Plan: Central Business District
 Zoning: D-LM-4
Environmental Determination: 15315-Minor Land Divisions; 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 **Michael Bradley** at **(510) 238-6935** or by email:
 mbradley@oaklandca.gov

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2. **Location: 3314 SCHOOL, STREET, OAKLAND, CA, 94602**
 APN: 028 095104300
 Proposal: To legalize the construction of an attached 308 square foot one-story rear addition to a single-family residence.
Applicant / Phone Number: Chong Ly / 510-507-0902
 Owner: Valderrama, Joan
 Case File Number: PLN18023
Planning Permits Required: Regular Design Review for building additions;
 Minor Variance to allow a 1'-8" side yard setback where 4' is required in the RM-2 zone; and
 Creek Protection Permit, Category III (downgraded from a Category IV) for construction within 20' from the top of the creek bank (Adams Creek)
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15301-Existing Facilities; and
 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: OCHS Rating, D2+
 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

3. **Location:** 654 FAIRVIEW, STREET, OAKLAND, CA, 94609
 APN: 016 142500700
Proposal: To raise the building by 1'-9" within required side yard setback to add a garage and replace foundation; and construct a 1,840 square feet two-story addition with alterations to the existing 963 square feet one-story single family residence.
Applicant / Phone Number: Amber Baker Eisenmann Architecture / 510-558-8442
 Owners: Moore Marian L & Gurrea Arthur D
 Case File Number: PLN18180
Planning Permits Required: Regular Design Review for building additions over 1,000-square feet; and Minor Variance to reduce side yard setback from required 3' to 1'-5" for the east side section of the building being raised.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
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 **Jason Madani** at (510) 238-4790 or by email:
 jmadani@oaklandnet.com

4. **Location:** 882 61ST, STREET, OAKLAND, CA, 94608
 APN: 016 143500700
Proposal: To construct a two -story addition and make alterations to an existing duplex to be converted into single family dwelling; and construct a two-story second residential unit. The existing 8' driveway will be used to access new parking area,
Applicant / Phone Number: Dan Leung / 415-867-6462
 Owners: Taylor Coleman B & Best Earl & Lucille
 Case File Number: PLN18189
Planning Permits Required: Regular Design Review for building additions and alterations, and construct a new residential dwelling unit; and
 Minor variance to intensify the use of a legal non-conforming driveway/maneuvering aisle (8' existing, whereas 9' is required).
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2
Environmental Determination: 15303-New Construction or Conversion of Small Structures
 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 **Jason Madani** at (510) 238-4790 or by email:
 jmadani@oaklandnet.com

5. **Location:** 6173 VALLEY VIEW, ROAD, OAKLAND, CA, 94611
 APN: 048G743602201
 Proposal: To construct a 2,305 square foot two-story single family dwelling located on a 12,000 square foot upslope vacant parcel.
Applicant - Phone Number: Dwight Evans / 209-484-4090
 Owner: Simons Joan D TR.
 Case File Number: PLN18212
Planning Permits Required: Regular Design Review for new construction.
 General Plan: Hillside Residential
 Zoning: RH-4/S-9
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: 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

6. **Location:** 238 RIDGEWAY, AVENUE, OAKLAND, CA, 94611
 APN: 013 111102300
 Proposal: To convert and remodel an existing duplex into a tri-plex where a detached duplex also exists to the rear of the property for a total of five dwelling units. Minor exterior modifications involving elimination of windows, enlarging window openings, removing chimney and new upper-story deck and stairway. There is a total of 5 dwelling units on the site: 236-238 Ridgeway (conversion into three-units) and rear building (no work proposed) 240-242 Ridgeway (2-units)
Applicant / Phone Number: Stephen Harvey / 925-683-6358
 Owners: Harvey Stephen J & Seifert Pamela M TRS.
 Case File Number: PLN18238
Planning Permits Required: Regular Design Review to building alterations and construction of a new residential unit; and Minor Conditional Use Permit to allow five dwelling units on the site at a density of 1:1,500-square foot of lot area in the RM-3 zone.
 General Plan: Mixed Housing Type Residential
 Zoning: RM-3
Environmental Determination: 15332-In Fill Development; and 15183-Projects Consistent with a Community Plan, General Plan or Zoning
 Historic Status: ASI: Tompkins Park, Historic District; PDHP, OCHS Rating: C2+
City Council District: 1
 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: cquitevis@oaklandnet.com

7. **Location:** 550 85TH, AVENUE, Oakland, CA, 94621
 APN: 042 431300900
 Proposal: Regular Design Review to install a wireless telecommunications facility to an existing utility pole in the Public Right-of-Way adjacent to 558 85th Avenue. The project includes the installation of one cylindrical antenna mounted on a 7' tall extension on the existing 47'-8" wooden utility pole.
Applicant / Phone Number: Eric Diamond / 510-917-8352
 Owner: Ndi Investments I LLC.
 Case File Number: PLN18250
Planning Permits Required: Regular Design Review for a Macro Telecommunications Facility in the IG zone.
 General Plan: General Industry and Transportation
 Zoning: IG
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: 7
 Action to be Taken: Pending
 Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Brittany Lenoir** at (510) 238-4977 or by email: blenoir@oaklandnet.com

8. **Location:** 594 62ND, STREET, OAKLAND, CA, 94609
 APN: 015 137702100
 Proposal: To convert an existing four-unit residential facility into two residential condominiums. Note: The four existing units are being converted to two residential units under an issued building permit).
Applicant / Phone Number: One HGI, LLC. / 415-726-6907
 Owner: One HGI, LLC. A Delaware Limited Liability Company
 Case File Number: PLN18254
Planning Permits Required: Tentative Parcel Map Subdivision for condominium conversion. (TPM10742)
 General Plan: Mixed Housing Type Residential
 Zoning: RM-4
Environmental Determination: 15315-Minor Land Divisions; and
 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 **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

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9. **Location:** 3801 E 8TH, STREET, Oakland, CA, 94601
 APN: 033 225001809
 4192 Alameda, AVE, OAKLAND, CA, 94601.
- Proposal:** To install and operate a wireless “small cell site” telecommunication facility for Verizon Wireless on an existing 42'-6” PG&E utility pole, located in the public right-of-way. The project includes the installation of one (1) canister antenna mounted on 7' tall extension on the existing wooden pole; two radio units (12.05” wide and 27.17” tall) mounted at a height of 7'and 18'-0” above ground.
- Applicant -/ Phone Number:** Eric Diamond for Nexious Solutions -Verizon Wireless / 510-917-8352
Owner: Home Depot USA Inc.
Case File Number: **PLN18302**
- Planning Permits Required:** Minor Conditional Use Permit to operate a macro telecommunication facility in the DCE-2 zone; and
Regular Design Review to install a telecommunication facility on an existing PG&E utility pole.
- General Plan:** EPP General Commercial 1
Zoning: D-CE-2
- 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: 5
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

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