

APPLICATIONS ON FILE
MAY 28, 2021

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd 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 may view the project applications and/or plans by visiting our online portal at <https://www.oaklandca.gov/services/online-permit-center>. You may also email the case planner to learn more about the project. 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 10-day public comment period¹:

FRIDAY, JUNE 11, 2021

In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're commenting about.

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 an 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 electronically to the Case Planner. Specific instructions for filing the appeal, including fees and deadlines for filing will be included in the decision letter. 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 Per Oakland City Administrator Emergency Order No. 3 dated May 13, 2020, the public comment timeframe has been set to 10-days for the duration of the emergency.

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1.	Location:	0 SPENCER ST
	Assessor's Parcel Number(s):	041 414403802
	Proposal:	To construct a two-story 1,426-sf single family dwelling on a vacant lot.
	Applicant:	LANCE CHEN/ (510) 395-7559
	Owner:	RAMIREZ SOLEDAD & PORFIRIO
	Case File Number:	PLN20172
	Planning Permits Required:	Regular Design Review for construction of a new single family home
	General Plan:	Detached Housing Type Residential
	Zoning:	RD-2 Mixed Housing Type Zone
	Environmental Determination:	Exempt: 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 Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

2.	Location:	0 Park Boulevard
	Assessor's Parcel Number(s):	021 027701700
	Proposal:	Tentative Parcel Map (TPM10908) to allow for the creating of ten (10) residential condominium units and one (1) commercial condominium unit, as part of an approved mixed-use project at this site (PLN19044, not yet constructed).
	Applicant:	Elephant Head Investments II, LLC
	Owner:	Elephant Head Investments II, LLC
	Case File Number:	PLN20051
	Planning Permits Required:	Tentative Parcel Map to create ten residential condominium units and one commercial condominium unit
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-3
	Environmental Determination:	15315 – Minor Land Divisions; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	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 Michele T. Morris at (510) 238-2235 or by email at mmorris2@oaklandca.gov .

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3. Location and Assessor Parcel Number:	Peralta Hacienda Historical Park; 2465 34th Avenue, 2484 –2540 Coolidge Avenue, and 3300 Paxton Avenue and all of the existing park area; APN: 027 089900100
Proposal:	Revision and update to the Master Plan for Peralta Hacienda Historical Park to show the phased work completed to date and anticipated in future phases, to remodel 2496 Coolidge Ave. for use as a Youth Activity Center, snack shack and offices, construct an interpretive pavilion/ event space, complete elements including a community banquet table, landscape and hardscape improvements, site lighting and security fencing. No change to the existing Peralta House.
Applicant:	Holly Alonzo, Peralta Hacienda Historical Park
Phone Number:	(510) 532-9142
Owner:	City of Oakland
Case File Number:	CM02160-R01
Planning Permits Required:	Minor changes to the 2002 Master Plan; Regular Design Review for alterations to a City Landmark; Minor Conditional Use Permits for park elements and Enclosed and Open Non-Residential Facilities
General Plan:	Urban Park & Open Space
Zoning:	Open Space (OS); Special Use Park (SU)
Environmental Determination:	An Initial Study/Mitigated Negative Declaration for the 2002 Master Plan was approved by the Planning Commission on November 20, 2002. An Addendum has been prepared for the project. https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-2020
Historic Status:	2465 34th Ave: City Landmark (LM75-221); Antonio Maria Peralta House: State of California Landmark (No. 925) and National Register of Historic Places listing; DHP (Designated Historic Property); API anchor (Primary contributor); OCHS Rating A1+ Year 1996 Level R2; 2496 Coolidge Avenue: PDHP, possibly secondary importance, OCHS Rating C3 Year 1986 Level R1.
City Council District	5
Status:	Pending
Action to be Taken:	Provide recommendations on the revisions to Bureau of Planning staff
Finality of Decision:	Zoning Manager decision appealable to the Planning Commission
For further information:	Contact Contract Planner Becky Urbano at (510) 393-9274 or by email burbano@esassoc.com or Heather Klein, Planner IV at (510)238-3659 or by email hklein@oaklandca.gov

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4.	Location:	1228 36TH AVE
	Assessor's Parcel Number(s):	033 217701603
	Proposal:	To merge two lots into a new lot and create 13 new residential condominiums. Related to PLN15344.
	Applicant:	Michael Bradley
	Owner:	1228 Thirty Sixth Avenue LLC
	Case File Number:	PLN21060
	Planning Permits Required:	Tentative Parcel Map to merge lots and create residential condominiums (VTPM11001)
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	S-15
	Environmental Determination:	15315 – Minor Land Divisions; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	PDHP; OCHS Rating: C3
	City Council District:	5
	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 at dthai@oaklandca.gov .

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