

APPLICATIONS ON FILE
October 18, 2024

CITY OF OAKLAND
**BUREAU OF PLANNING/
ZONING DIVISION**
250 Frank H. Ogawa Plaza,
2nd Floor, Ste 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 17day public comment period:

MONDAY, NOVEMBER 4, 2024

In your communications, please indicate the case number (which is identified on each notice) so the Case Planner can identify what project you are 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 seventeen (17) calendar days of the date of decision by the Zoning Manager and by 4:00 pm. 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.	Location:	1011 Willow Street
	Assessor's Parcel Number(s):	006 002504700
	Proposal:	To construct a 1,916 square foot two-story single-Family Dwelling.
	Applicant:	Marta Andersson, Cal Design Studio Inc / (408) 221-1792
	Owner:	IKA Living Trust, Trustees Ingeborg Marta Andersson and Hooshang Ansari
	Case File Number:	PLN23138
	Planning Permits Required:	Regular Design Review for new residential construction
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Proposed Environmental Determination:	Section 15303(a) of the State CEQA Guidelines: New construction of small structures and Section 15183; Projects consistent with a community plan, general plan or zoning (assuming exempt)
	Historic Status:	Area of Primary Importance (Oakland Point), Oakland Cultural Heritage Survey Rating: Fc1
	City Council District:	3
	Action to be Taken:	Appealable to the Planning Commission
	Finality of Decision:	Pending
	For Further Information:	Contact Case Planner, Linda J. Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov .

2.	Location:	6558 Girvin Drive
	Assessor's Parcel Number(s):	048D730205900
	Proposal:	To construct a two-bedroom, two and half bath, 1,890 square-foot residence on a vacant upslope parcel with two automobile parking spaces
	Applicant:	Linnea Clark / (510) 501-9852
	Owner:	KHZ Ventures
	Case File Number:	PLN24051
	Planning Permits Required:	Regular Design Review for new construction.
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9
	Proposed 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, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

3.	Location:	1218 97th Ave
	Assessor's Parcel Number(s):	044 495902000
	Proposal:	To create convert a single-family house into a duplex with an ADU by converting existing floor area including the basement. The building will not change in size or footprint from previously approved #PLN21007. <i>Note: Previously approved PLN21007 included a fire-damage repair of an existing 1.5-story house and construct a rear 2-story addition with an attached upper deck and finished lower-level. The project retains the three tandem uncovered parking spaces in the driveway on the right side of property.</i>
	Applicant:	Urban Estates Inc – Justin Dawson/ (510) 821-2319
	Owner:	Urban Estates Inc – Justin Dawson
	Case File Number:	PLN21007-R01
	Planning Permits Required:	Regular Design Review for the creation of a new residential unit; and Minor Variance for the new residential unit within required side yard setbacks (existing 2' required 4').
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Zone
	Environmental Determination:	Exempt: 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, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

4.	Location:	1611 E 31ST Street (Lot addressed 1615)
	Assessor's Parcel Number(s):	022 036901401
	Proposal:	Regular Design Review for an approximately 1,200 sq. ft. second story addition, and interior improvements to an existing one family residence located at the rear of the subject property. No changes are proposed to the residence located at the front of the property along the street frontage.
	Applicant:	Darren McMurtrie Architecture
	Owner:	Sita Schwertnerrupe
	Case File Number:	PLN24038
	Planning Permits Required:	Regular Design Review
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1
	Proposed Environmental Determination:	15301(e) - Addition to an existing structure and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	D3
	City Council District:	CCD5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner, Alexia Rotberg at (510) 418-8534 or by email at arotberg@oaklandca.gov .

“END”