

APPLICATIONS ON FILE
November 12, 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:

MONDAY, NOVEMBER 22, 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.

1.	Location:	2304 9th Avenue
	Assessor's Parcel Number(s):	022 031800806
	Proposal:	Creation of two residential units on the ground floor of an existing duplex without expansion of the building envelope for a total of 4 units on the property. The proposal includes demolition of the rear detached two-car garage, and construction of a surface parking area to accommodate four parking spaces.
	Applicant:	Said Eghbal (510) 922-9722
	Owner:	Eric Peterson
	Case File Number:	PLN21114
	Planning Permits Required:	Regular Design Review for the creation of residential units and a Minor Conditional Use Permit for three or more units on a lot in the RM-3 Zone
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Zone
	Environmental Determination:	Per CEQA Guidelines Sections 15301 – Existing Facilities; 15303 – Conversion or Construction of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	OCHS Rating: B+2+, Local Register: Nichols (Capt. Henry E.) house, Area of Secondary Importance: Clinton Neighborhood
	City Council District:	2
	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:	1563 Grand View Drive (0 Doris Place)
	Assessor's Parcel Number(s):	048H 7601026
	Proposal:	To construct a two-story, 6,188 square-foot single-family home.
	Applicant:	Juancho C. Isidoro, Jr.
	Owner:	Gee and Lucinda Wong
	Case File Number:	PLN15274-R01
	Planning Permits Required:	Regular Design Review
	General Plan:	Hillside Residential
	Zoning:	Hillside Residential – 4 (RH-4)
	Environmental Determination:	15303 - New Construction; 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:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner, Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov .

3.	Location:	Vacant parcels at 1676, 1672, 1666, 1664 7 th Street, the vacant corner parcel at 7 th and Campbell Streets, and a vacant parcel adjacent to 723 Campbell Street.
	Assessor's Parcel Number(s):	006 001702200, 006 001702100, 006 001702000, 006 001701900, 006 001701800, 006 001701700
	Proposal:	To merge six vacant parcels into one parcel to accommodate a previously approved six story, mixed use development with 79 affordable housing units (PLN16056).
	Applicant:	7 th & Campbell, LP (510) 385-1340
	Owner:	City of Oakland (510) 238-3623
	Case File Number:	PLN21203 / TPM11220
	Planning Permits Required:	Tentative Parcel Map
	General Plan:	Community Commercial / Mixed Housing Type Residential
	Zoning:	CC-2 Community Commercial and RM-2 Mixed Housing Type Residential
	Environmental Determination:	Section 15315 of the State CEQA Guidelines: Minor Land Division; and Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Within the 7 th Street Commercial Area of Secondary Importance historic district.
	City Council District:	3
	Action to be Taken:	Administrative decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Eva Wu at (510) 238-3785 or by email at ewu@oaklandca.gov

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