

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 17-day public comment period:

MONDAY, February 10, 2025

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 ten (10) 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.

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| 1. | Location: | 4015-4019 Rhoda Avenue |
| | Assessor’s Parcel Number(s): | 029 098600201 |

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| Proposal: | To subdivide a 9,359 square-foot (sq. ft.) lot with two units into two parcels. Lot 1 will be 4,535 sq. ft.; Lot 2 will be 4,824 sq. ft. The proposal also includes approximately 736 sq. ft. of demolition to the rear accessory structure, minor interior improvements to one of the units and retention of the common driveway between the two structures. |
| Applicant: | Michael Casey Bradley / (510) 872-9654 |
| Owner: | Alan & Katherine Reinke |
| Case File Number: | PLN24131 |
| Planning Permits Required: | Regular Design Review for residential alterations associated with a Conditional Use Permit; Conditional Use Permit for a Shared Access Facility between the two proposed lots; and a Vesting Tentative Tract Map (VTM 11213) to subdivide one lot into two lots. |
| General Plan: | Detached Unit Residential |
| Zoning: | RD / S-13 Zones |
| Proposed Environmental Determination: | 15301(a) and (k)– Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt) |
| Historic Status: | Not a historic property; Oakland Cultural Heritage Survey Rating: D3 |
| City Council District: | 4 |
| Action to be Taken: | Administrative decision pending |
| Finality of Decision: | Appealable to Planning Commission |
| For Further Information: | Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov |

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| 2. Location: | 667-669 Alcatraz |
| Assessor’s Parcel Number(s): | 015 137802700 |
| Proposal: | To convert the two units under construction to condominiums. |
| Applicant: | John Gutierrez c/o the Law Office of John E. Gutierrez / (510)-647-0602 |
| Owner: | John D. & Barbara E. Stuart |
| Case File Number: | PLN24101 |
| Planning Permits Required: | Tentative Parcel Map (TPM11459) to create a one lot subdivision for condominiums for the two units under construction |
| General Plan: | Mixed Housing Type Residential |
| Zoning: | RM-4 / S-13 Zones |
| Proposed Environmental Determination: | 15301(k) - Division of existing multiple family or single-family residences into common interest ownership; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt) |
| Historic Status: | Not a historic property; Oakland Cultural Heritage Survey rating: X |
| City Council District: | 1 |
| Action to be Taken: | Administrative Decision Pending |
| Finality of Decision: | Appealable to Planning Commission |
| For Further Information: | Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov |

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| 3. Location: | 4202 Telegraph Avenue |
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| Assessor's Parcel Number(s): | 013 109702600 |
| Proposal: | To convert the 12 residential units and 1 commercial unit under construction to condominiums. |
| Applicant: | John Gutierrez c/o the Law Office of John E. Gutierrez / (510)-647-0602 |
| Owner: | Mark Almeida & Maria D Riosalmeida Trust |
| Case File Number: | PLN24117 |
| Planning Permits Required: | Tentative Parcel Map (TPM11399) to create a one lot subdivision for condominiums for the 12 residential units and one commercial unit. |
| General Plan: | Neighborhood Center Mixed Use |
| Zoning: | CN-2 / S-13 Zones |
| Proposed Environmental Determination: | 15301(k) - Division of existing multiple family or single-family residences into common interest ownership; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt) |
| Historic Status: | Not a historic property; Oakland Cultural Heritage Survey Rating: X |
| City Council District: | 1 |
| Action to be Taken: | Administrative decision pending |
| Finality of Decision: | Appealable to Planning Commission |
| For Further Information: | Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov |

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