

APPLICATIONS ON FILE
August 6, 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, AUGUST 16, 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:	972 63rd Street
	Assessor's Parcel Number(s):	016 143900800
	Proposal:	To subdivide an existing 5,360 square foot lot into two lots. Resulting Lot 1 will be toward the front of the site and 2,340 square feet and Lot 2 will be toward the rear and 3,020 square feet. The existing two-story home will be altered and relocated to Lot 1 and a new two-story, 2,477 square-foot residence will be constructed on Lot 2. The project also includes a new shared driveway.
	Applicant:	John Newton (510) 847-4108
	Owner:	Betty Kilgore
	Case File Number:	PLN21030
	Planning Permits Required:	Tentative Parcel Map to subdivide a lot – TPM11096; Minor Conditional Use permit for a mini-lot subdivision; Minor Conditional Use permit for a shared access facility; and Regular Design Review approval for new construction.
	General Plan:	Mixed Housing Type Residential
	Zoning	Mixed Housing Type Residential (RM) – 2
	Environmental Determination:	The project is exempt from the California Environmental Quality Act per the following sections of the State CEQA Guidelines: Section 15303: New Conversion or Construction of Small Structures; Section 15315: Minor Land Division; and Section 15183 of the State CEQA Guidelines – Projects Consistent With a Community Plan or Zoning
	Historic Status:	The existing home is a Potentially Designated Historic Structure with a rating of Dc3 from the City of Oakland Office of Historical Survey.
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Project Case Planner, Eva Wu at (510) 238-3785 or by email ewu@oaklandca.gov

2.	Location:	3317 Harrison Street
	Assessor's Parcel Number(s):	010 0809006
	Proposal:	Tentative Parcel Map to subdivide one lot into two for a project under construction approved under PLN14082. The existing lot is 5,794 square feet and the resultant lots would be 3013 square feet at Lot 1 and 2803 square feet at Lot 2.
	Applicant:	Ben O'Neil, ben@hudsononeilconsulting.com
	Owner:	3319 Harrison Street, LLC
	Case File Number:	PLN19255 / TPM10229
	Planning Permits Required:	Tentative Parcel Map - TPM10229
	General Plan:	Mixed Housing Residential
	Zoning	Mixed Housing Type Residential (RM) – 4
	Environmental Determination:	Exempt: Section 15315 Minor Land Division, Exempt: Section 15183 of the State CEQA Guidelines – Project Consistent with a Community Plan or Zoning
	Historic Status:	Non-Historic
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Project Case Planner, Eva Wu at (510) 238-3785 or by email ewu@oaklandca.gov

3.	Location:	347 E.18th Street
	Assessor's Parcel Number(s):	021 022300301
	Proposal:	Demolition of a one-story commercial building and construction of a four-story (48'-6" tall) mixed-use building on a 9,985 sq. ft. lot. The project will include a 1,187 sq. ft. of commercial space at ground floor and 28 parking spaces with 27 residential units above. The project will include a 23% density bonus under Density Bonus Law by providing 24 market-rate and 3 low-income affordable units. The Project qualifies for a concession/waiver for a building height of 48'-6" where 45' is the maximum.
	Applicant:	Arris Studio Architects (805) 7547-2240, Ext.131
	Owner:	Martin-Tran, LLC & Kevin Lam
	Case File Number:	PLN21115
	Planning Permits Required:	Regular Design Review for new construction
	General Plan:	Community Commercial
	Zoning:	CC-2
	Environmental Determination:	15332- In fill Development; and 15183- Project Consistent with a Community Plan or Zoning.; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	OCHS rating: F3
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Project Case Planner, Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov .

4.	Location:	5701 Thornhill Drive
	Assessor's Parcel Number(s):	001 017902400
	Proposal:	Removal of an existing foot bridge over Temescal Creek, the supporting concrete pier, and existing decking in front of the church and along creek bank; renovation of the landscaping along the creek bank to remove invasive and non-native species and plant native species.
	Applicant:	Helen Hutchison (510) 332-6252
	Owner:	Montclair Presbyterian Church
	Case File Number:	CP21023
	Planning Permits Required:	Creek Protection Permit Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 20' of an existing creek and consideration of a downgrade to Category III due to the project's unlikely significant adverse impact to the creek, based on the project design, submitted hydrology report, and creek protection measures.
	General Plan:	Hillside Residential
	Zoning:	RH-4
	Environmental Determination:	CEQA Exemption-15333- Small Habitat Restoration Project; 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 the Planning Commission
	For Further Information:	Contact Project Case Planner, Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov .

5.	Location:	640 Hiller Drive
	Assessor's Parcel Number(s):	048H 758601403
	Proposal:	Revision to previously-approved and partially constructed new single family dwelling (PLN15103) involving an Accessory Dwelling Unit (ADU).
	Applicant:	Bahadour (Ben) Zarrin (209) 815-7000
	Owner:	Paymun Building Development Inc.
	Case File Number:	PLN21033
	Planning Permits Required:	Revision to Regular Design Review for previously-approved and partially constructed new single family dwelling (PLN15103) involving an Accessory Dwelling Unit (ADU).
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential Zone
	Environmental Determination:	Categorically Exempt: Section 15303 – new construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	1
	Action to be Taken:	Approval
	Finality of Decision:	Appealable to Oakland City Planning Commission
	For Further Information:	Contact Project Case Planner, Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov .

6.	Location:	316 12th Street
	Assessor's Parcel Number(s):	002 006300700
	Proposal:	Construct a three-story addition above an existing two-story commercial building to create 27 new residential units including three moderate-income affordable units. The Project qualifies for a Density Bonus concession for a 50 percent reduction (1,012 sq. ft.) in the required open space.
	Applicant:	Colin Nelson, OWow / (530) 966-5777
	Owner:	316 12 th Street, LLC (530) 966-5777
	Case File Number:	PLN20121
	Planning Permits Required:	Regular Design Review for new residential units
	General Plan:	Central Business District
	Zoning:	D-LM-4 Lake Merritt Station Area District Mixed - 4 Commercial Zone
	Environmental Determination:	A detailed CEQA Analysis was prepared which concluded that the project qualifies for streamlined environmental review under State CEQA Guidelines Section 15183 and 15183.3: Projects consistent with a Community Plan, General Plan or Zoning and Streamlining for Infill Projects, and that no further environmental review is required; The CEQA Analysis and Checklist prepared for the project can be found at the following website: https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-2021 ; The project was also found exempt under CEQA Guidelines Section 15332: Urban Infill.
	Historic Status:	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Project Case Planner, Michele Morris at (510) 238-2235 or by email at mmorris2@oaklandca.gov or Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov

“END”