

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:

TUESDAY, DECEMBER 27, 2022*

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 4:00p.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.

* Day and date adjusted due to the City Observed Monday holiday.

1.	Location:	0 Balsam Way
	Assessor's Parcel Number(s):	048G743201400
	Proposal:	To construct a three-story, 3,642 square-foot single-family dwelling with an attached three-car garage on a vacant upslope lot.
	Applicant:	Mike Pourzand / Gehl Design Build (510) 812-1039
	Owner:	YNR Construction Inc.
	Case File Number:	PLN21138
	Planning Permits Required:	Regular Design Review for new construction of a single-family dwelling
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9/S-11 Zones
	Environmental Determination:	15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property; vacant lot
	City Council District:	4
	Action to be Taken:	Administrative decision pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com .

2.	Location:	6959 Balsam Way
	Assessor's Parcel Number(s):	048G743201500
	Proposal:	To construct a three-story, 3,520 square-foot single-family dwelling with an attached three-car garage on a vacant upslope lot.
	Applicant:	Mike Pourzand / Gehl Design Build (510) 812-1039
	Owner:	Valley REO Property Management LLC
	Case File Number:	PLN21139
	Planning Permits Required:	Regular Design Review for new construction of a single-family dwelling
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9/S-11 Zones
	Environmental Determination:	15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property; vacant lot
	City Council District:	4
	Action to be Taken:	Administrative decision pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com .

3.	Location:	6211 Medau Place
	Assessor's Parcel Number(s):	048F736000104
	Proposal:	To operate a pre-school for 60 children ages 2-6 and afterschool program for children ages 2-14 with 15 teachers. The school will be located on the upper level, operate from 6:00 am to 6:00 pm and provide 13 parking spaces.
	Applicant:	Jesus Bolivar c/o Open Minds Early School (650) 944-9655
	Owner:	Bennet Family and Hirshberg Trust
	Case File Number:	PLN22116
	Planning Permits Required:	Minor Conditional Use Permit to operate a Community Education Civic Activity
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-1 Zone
	Environmental Determination:	Section 15301 of the state CEQA Guidelines – 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: X
	City Council District:	4
	Action to be Taken:	Administrative decision pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov .

4.	Location:	2426 Highland Avenue
	Assessor's Parcel Number:	022 032703600
	Proposal:	Reconstruct a demolished one-story, 796 square-foot single-family home. The new home would be in the same building envelope as the prior home. The project includes a second-story, 765 square foot accessory dwelling unit with an attached rear deck.
	Applicant:	Quan Nguyen
	Owner:	Quan Nguyen
	Case File Number:	PLN22203
	Planning Permits Required:	Regular Design Review to reconstruct a new single-family residence per Planning Code Section 17.136.040(A)(11) in the RM-1 Zone; and Conditional Use Permit to replace a portion of a nonconforming residential facility per Planning Code Section 17.114.120(B)
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1 Mixed Residential Zone
	Environmental Determination:	The project is exempt under the following sections of the State CEQA Guidelines: Sections 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; and 15303 - New Construction or Conversion of Small Structures. (pending)

Historic Status:	Non-Historic Property
City Council District:	2
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov

5. Location:	2266 E. 19th Street
Assessor's Parcel Number(s):	021 024801600
Proposal:	Raise home to add one dwelling unit and convert a 757 square-foot garage into an accessory dwelling unit.
Applicant:	Tuong Tran
Owner:	Appletree Investment Inc.
Case File Number:	PLN22114
Planning Permits Required:	Regular Design Review, Minor Conditional Use Permit to increase maximum pitched roof height to 34'-8".
General Plan:	Mixed Residential Housing Type
Zoning:	RM-2
Environmental Determination:	The project is exempt under the following sections of the State CEQA Guidelines: 15301 – New Construction or Conversion Small Structures, and; 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (pending).
Historic Status:	Potentially Designated Historic Property – Area of Secondary Importance (23 rd Avenue Residential); Office of Cultural Heritage Survey Rating: Dc2+
City Council District:	2
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov .

6. Location:	876 Rosemount Road
Assessor's Parcel Number(s):	011 089102300
Proposal:	To construct a 1,399 square-foot addition to the upper floor, main floor, and lower floor of an existing 1,739 square-foot single-family home on an up-slope parcel.
Applicant:	Carolyn Van Lang
Owner:	Katie Keitges and Nonso Maduka
Case File Number:	PLN22162
Planning Permits Required:	Regular Design Review
General Plan:	Detached Unit Residential
Zoning:	RD-1

Environmental Determination:	The project is exempt under the following sections of the State CEQA Guidelines: 15301 – New Construction or Conversion Small Structures, and; 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (pending).
Historic Status:	Potentially Designated Historic Property – Area of Secondary Importance (Trestle Glen/Lakeshore); Office of Cultural Heritage Survey Rating: D2+
City Council District:	2
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov .

“END”