

APPLICATIONS ON FILE
December 17, 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, DECEMBER 27, 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 r 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:	739 Campbell Street
	Assessor's Parcel Number(s):	006 001701300
	Proposal:	To construct an attached two-story 2,800 square foot two-unit residential building with two front uncovered parking spaces on a vacant lot
	Applicant:	Scott Galka (510) 610-6602
	Owner:	NL Oakland Properties, LLC
	Case File Number:	PLN21185
	Planning Permits Required:	Regular Design Review for new residential construction
	General Plan:	Mixed Housing Type
	Zoning:	RM-2 Zone
	Environmental Determination:	Section 15303 – New Construction of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	3
	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:	2754 East 7th Street
	Assessor's Parcel Number(s):	019 008101001
	Proposal:	Construction of a three-story, 10,190 square-foot warehouse building on an existing vacant lot.
	Applicant:	Minxi Liu (510) 813-3898
	Owner:	Harry Fan & Yixin Li
	Case File Number:	PLN21116
	Planning Permits Required:	Regular Design Review for new non-residential warehouse building
	General Plan:	EPP Residential Mixed Use
	Zoning:	D-CE-3/S-19 Zones
	Environmental Determination:	15332-In-Fill Development; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

3.	Location:	0 London Road (Intersection of London Road. and Jordan Road.)
	Assessor's Parcel Number(s):	029 107500100
	Proposal:	To construct a two-story 3,326 square-foot single-family dwelling with an attached two-car garage on a downslope vacant lot with creek frontage.
	Applicant:	Gelacio Enrique Cid
	Owner:	Gelacio Enrique Cid & Yessenia Elizabeth Cid Fernandez
	Case File Number:	PLN21193; CP21079
	Planning Permits Required:	Regular Design Review for residential construction; Category III Creek Protection Permit
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9 Zones
	Environmental Determination:	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

4.	Location:	684 Fairmount Avenue
	Assessor's Parcel Number(s):	012 093202600
	Proposal:	To demolish an existing residential structure and construct three-units consisting of three, two-story residential structures.
	Applicant:	James Campos
	Owner:	Campos Development, LLC
	Case File Number:	PLN21148
	Planning Permits Required:	Regular Design Review for residential construction; Minor Conditional Use Permit for a third unit in the RM-2 Zone
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zone
	Environmental Determination:	Exempt; 15303(a) - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Potentially Designated Historic Property located in the Fairmount Avenue Area of Secondary Importance and with an Oakland Cultural Heritage Survey rating of F2-.
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

5.	Location:	0 Woodrow Drive (between 7250 and 7280 Woodrow Drive)
	Assessor's Parcel Number(s):	048 E732702100
	Proposal:	To construct a 3,330 square-foot single-family dwelling on a vacant lot
	Applicant:	Laren Hirst
	Owner:	Hirst Shafer Construction & Development
	Case File Number:	PLN21149
	Planning Permits Required:	Regular Design Review; Minor Variance for a garage exceeding fifty percent (50%) of the total width of the primary Residential Facility
	General Plan:	Hillside Residential
	Zoning:	RH-3/S-9/S-10 Zones
	Environmental Determination:	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

6.	Location:	0 Woodrow Drive (between 7250 and 7280 Woodrow Drive)
	Assessor's Parcel Number(s):	048E732702703
	Proposal:	To construct a 3,314 square-foot single-family dwelling on a vacant lot
	Applicant:	Laren Hirst
	Owner:	Hirst Shafer Construction & Development
	Case File Number:	PLN21150
	Planning Permits Required:	Regular Design Review; Minor Variance for a garage exceeding fifty percent (50%) of the total width of the primary Residential Facility
	General Plan:	Hillside Residential
	Zoning:	RH-3/S-9/S-10 Zones
	Environmental Determination:	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

7.	Location:	1046 65th Street
	Assessor's Parcel Number(s):	016 145200400
	Proposal:	To lift, remodel, and expand an existing single-family dwelling by 1,029 square - feet and to build a 273 square-foot detached garage.
	Applicant:	John Newton
	Owner:	Billy Nears
	Case File Number:	PLN21169
	Planning Permits Required:	Regular Design Review for a residential addition and alteration over 1,000 square-feet.
	General Plan:	Hillside Residential
	Zoning:	RM-2
	Environmental Determination:	Exempt; 15301(e) - Addition to an Existing Structure; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

“END”