

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, March 4, 2024

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 seventeen (17) 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.

1.	Location:	3884 M L King Jr Way
	Assessor's Parcel Number(s):	012 096803101
	Proposal:	Construct two 5,200 square foot outdoor synthetic turf soccer fields and a 1,600 square foot walkway on a vacant lot for a total of 12,000 square feet of commercial space for group assembly. The project requires a Conditional Use Permit for use as an open non-residential facility and a minor variance to increase the fence height from the maximum of eight (8) feet to twelve (12) feet. Activities will take place between 10:00 am and 10:00 pm Sunday through Thursday and 10:00 am to 12:00 am Friday and Saturday.
	Applicant:	Paulo Esperon
	Owner:	Paulo Esperon
	Case File Number:	PLN23134
	Planning Permits Required:	Regular Design Review, Conditional Use Permit, Minor Variance
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	S-15
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15303 Accessory Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Non-Historic Property
	City Council District:	CCD1
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov

2.	Location:	534 52nd Street
	Assessor's Parcel Number(s):	014 121900802
	Proposal:	To raise the existing single-family dwelling 7' to create a new 1,237 sq. ft. ground floor dwelling unit for a total of two dwelling units.
	Applicant:	Richard Depolo / (510) 717-0728
	Owner:	Alem and Nigisty Negash
	Case File Number:	PLN23149
	Planning Permits Required:	Minor Conditional Use Permit for a ground floor residence within 30' of a street front in the CN-3 Zone; Regular Design Review for new construction of a dwelling unit
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN -3 Zone
	Proposed Environmental Determination:	Section 15301 of State CEQA Guidelines: Existing Facilities and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning (assuming exempt)
	Historic Status:	X

City Council District:	CCD1
Action to be Taken:	Pending
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact Case Planner Linda Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov .

3. Location:	401 Cavour Street
Assessor's Parcel Number(s):	014123400701
Proposal:	To subdivide an existing 5,130 square foot lot between two existing buildings into two lots. Lot A will be 2,565 square feet and lot B will be 2,565 square feet.
Applicant:	Kane Sweeney (618) 407 - 7367
Owner:	Kane Sweeney
Case File Number:	PLN23137
Planning Permits Required:	Minor Conditional Use Permit to subdivide a lot between two existing buildings; Tentative Parcel Map to split existing lot into two lots.
General Plan:	Mixed Housing Type Residential
Zoning:	RM – 1 Zone
Proposed Environmental Determination:	Section 15315 of the State CEQA Guidelines: Minor Land Divisions and Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
Historic Status:	Non-Historic Property; Oakland cultural Heritage Survey Rating X
City Council District:	1
Action to be Taken:	Appealable to the Planning Commission
Finality of Decision:	Pending
For Further Information:	Contact Case Planner Linda Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov

“END”