

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 11, 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:	0 El Paseo Drive (Sobrante Park – area accessed via Pueblo Drive)
	Assessor’s Parcel Number(s):	045-5420-004-01
	Proposal:	Proposal for the construction of a new 1,700 square foot community center, and site alterations/improvements to a portion of Sobrante Park. The project includes children's playground structures, fitness equipment, picnic areas and landscaping.
	Applicant:	Tess Kavanaugh / Oakland Public Works
	Owner:	OUSD
	Case File Number:	PLN23050
	Planning Permits Required:	Regular Design Review for new construction and Minor Conditional Use Permit for a Community Assembly Activity in the RD Zone and picnic and playground improvements in the OS(NP) Zone.
	General Plan:	Institutional Urban Park & Open Space
	Zoning:	RD OS(NP)
	Proposed Environmental Determination:	15303 – New Construction of Small Structures
	Historic Status:	Not a historic property
	City Council District:	7
	Action to be Taken:	Decision on application
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Pete Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov

2.	Location:	1634 25th Avenue
	Assessor’s Parcel Number(s):	025 073404000
	Proposal:	Convert an existing three-story one-unit residential facility with five (5) bedrooms into a two-story two-unit residential facility with four (4) bedrooms per unit. The project will include removing the third story and increasing the livable area by approximately 473 square feet for a total of 3,179.89 square feet. Build a 998.84 square foot Detached Accessory Dwelling Unit in the rear yard.
	Applicant:	Han Li
	Owner:	Saochan Ho
	Case File Number:	PLN23154
	Planning Permits Required:	Regular Design Review
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15303 Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Non-Historic Property
	City Council District:	CCD5

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

3.	Location:	3131 Monticello Avenue
	Assessor’s Parcel Number(s):	036 244701400
	Proposal:	To construct a 949 square-foot addition to an existing single-family dwelling for a total of 1,714 square feet. This proposal includes re-construction of the 630 square-foot, detached garage and a Category 2 Accessory Dwelling Unit with storage of 567 square-feet. <i>Note: This project is considered new residential construction as demolition exceeds 50%.</i>
	Applicant:	Wendy Chen (510) 754-4240
	Owner:	Wendy Chen & Nancai Huang
	Case File Number:	PLN21246
	Planning Permits Required:	Regular Design Review for new residential construction; Minor Conditional Use Permit to rebuild a previously damaged garage located 5’ from the front property line where 18’ is currently required, and to rebuild the rear of the house 5’ from the rear setback when 10’ is currently required.
	General Plan:	Detached Unit Residential
	Zoning:	Detached Unit Residential (RD) Zone
	Proposed Environmental Determination:	15303a – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property; OCHS Rating D3
	City Council District:	6
	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 .

“END”