

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, February 24, 2025

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 4:00 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:	5050 Broadway
	Assessor's Parcel Number(s):	014 124200600
	Proposal:	To subdivide an existing 15.41 acre lot into three lots: Parcel 1 will be 10.14 acres; Parcel 2 will be 0.62 acres; and Parcel 3 will be 4.65 acres.
	Applicant:	Scott Grady (Shops at the Ridge, LLC) – (949) 662-2100
	Owner:	Broadway Rockridge, LLC (949)662-2142
	Case File Number:	PLN23142
	Planning Permits Required:	Tentative Parcel Map (TPM11401) to subdivide the lot into three lots
	General Plan:	Community Commercial
	Zoning:	CC-2 , S-14 , S-13 Zones
	Proposed Environmental Determination:	15315-Minor land divisions and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	OCHS Rating: X; Non-Historic Property
	City Council District:	1
	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:	947 92nd Avenue
	Assessor's Parcel Number(s):	044 495804300
	Proposal:	To construct a four-bedroom, one-story 1,826 square-foot, single-family home on a vacant lot with three vehicular parking spaces (one attached in a garage and two in the driveway)
	Applicant:	Adolfo M Martinez (House CAD Drafting) (510) 828-3033
	Owner:	LEONARDO SANCHEZ & TEODOLINDA MENDOZA
	Case File Number:	PLN23135
	Planning Permits Required:	Regular Design Review for new single-family home
	General Plan:	Detached Unit Residential
	Zoning:	RD, S-13 Zones
	Proposed Environmental Determination:	15303-New construction or conversion of small structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Vacant Property; Previous house on the property was a PHDP with a Oakland Cultural Heritage Survey Rating of Dc3b?
	City Council District:	7
	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 .

3.	Location:	417 Lesser Street
	Assessor's Parcel Number(s):	034 230401001
	Proposal:	To legalize an unpermitted carport within the corner side setback along Tidewater Avenue, the unpermitted cement masonry brick wall on the south property line and the unpermitted metal carport roofing and overhead door removed, infilled and construction of new overhead door with a pedestrian door
	Applicant:	Eric Lind (415) 964-1832
	Owner:	Juan & Maria Figueroa
	Case File Number:	PLN24110
	Planning Permits Required:	Regular Design Review for non-residential alterations requiring a Variance; and Minor Variance for the corner side yard setback of 5' is required and 0' is proposed.
	General Plan:	Estuary Policy Plan Light Industry 3
	Zoning:	Central Estuary District - 6 Industrial Zone (D-CE-6) Zone
	Proposed Environmental Determination:	Section 15303(e) of the State CEQA Guidelines: New construction of small structures and Section 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:	6
	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 .

END